Public Document Pack

COTSWOLD
District Council

Friday, 24 July 2026

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OVERVIEW AND SCRUTINY COMMITTEE

A meeting of the Overview and Scrutiny Committee will be held in the Council Chamber - Council Offices, Trinity Road, Cirencester, GL7 1PX on **Monday, 3 August 2026 at 4.00 pm.**

Jane Portman
Chief Executive

To: Members of the Overview and Scrutiny Committee
(Councillors Gina Blomefield, Angus Jenkinson, Claire Bloomer, David Cunningham, Tony Slater, Lisa Spivey, Clare Turner, Michael Vann, Jon Wareing and Naomi Bloomer)

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

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

Please note that public attendance numbers at this meeting are limited due to capacity and health and safety considerations.
Members of the public are therefore encouraged, where possible, to follow the meeting online via the Council's website *Live council meetings and webcasts - Cotswold District*

AGENDA

1. **Apologies**
   To receive any apologies for absence. The quorum for the Overview and Scrutiny Committee is 3 members.

2. **Substitute Members**
   To note details of any substitution arrangements in place for the meeting.

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

4. **Chair's Announcements**
   To receive any announcements from the Chair of the Overview and Scrutiny Committee.

5. **Public Questions**
   A maximum of 30 minutes is allocated for an "open forum" of public questions at this extraordinary committee meeting. No person may ask more than two questions (including supplementary questions) and no more than two such questions may be asked on behalf of one organisation. The maximum length of oral questions or supplementary questions by the public will be two minutes. Questions must relate to the responsibilities of the Committee but questions in this section cannot relate to applications for determination at the meeting

   The response may take the form of:

   a) A direct oral response (maximum length: 2 minutes);
   b) Where the desired information is in a publication of the Council or other published work, a reference to that publication; or
   c) Where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.

6. **Member Questions**
   A maximum period of fifteen minutes is allowed for Member questions. Questions must be directed to the Chair and must relate to the remit of the committee.

   Questions will be asked in the order notice of them was received, except that the Chair may group together similar questions.

   The deadline for submitting questions is 5.00pm on the working day before the

day of the meeting unless the Chair agrees that the question relates to an urgent matter, in which case the deadline is 9.30am on the day of the meeting.

A member may submit no more than two questions. At the meeting the member may ask a supplementary question arising directly from the original question or the reply. The maximum length of a supplementary question is one minute.

The response to a question or supplementary question may take the form of:

a) A direct oral response (maximum length: 2 minutes);
b) Where the desired information is in a publication of the Council or other published work, a reference to that publication; or
c) Where the reply cannot conveniently be given orally, a written answer circulated later to the questioner.

7. **Local Plan** (Pages 5 - 1842)

Purpose

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

The Overview and Scrutiny Committee will consider the report and make comments ahead of Cabinet on 6 August 2026. Cabinet will make recommendations to Council on 12 August 2026.

Accountable Member

Councillor Juliet Layton – Deputy Leader and Cabinet Member for Housing and Planning.

Report Author

Andrew Maxted - Head of Planning Policy and Infrastructure.

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COTSWOLD
District Council

Council name	**COTSWOLD DISTRICT COUNCIL**
Name and date of Committee	**OVERVIEW AND SCRUTINY COMMITTEE – 3 AUGUST 2026** **CABINET – 6 AUGUST 2026** **COUNCIL – 12 AUGUST 2026**
Subject	**CDC NEW LOCAL PLAN 2026-2043 (DRAFT)**
Wards affected	All
Accountable member	Councillor Layton – Deputy Leader of the Council / Cabinet Member for Housing and Planning Email: juliet.layton@cotswold.gov.uk
Accountable officer	Helen Martin - Director for Communities and Place Email: helen.martin@Cotswold.gov.uk
Report author	Andrew Maxted – Interim Head of Planning Policy and Infrastructure Email: andrew.maxted@Cotswold.gov.uk
Summary/Purpose	Cotswold District Council is preparing a new Local Plan for the 2026 to 2043 period. This new plan will, once adopted, replace the existing plan adopted in 2018 and provide a policy framework to inform planning decisions in the district. The purpose of this report is to make a series of recommendations, principally relating to the Publication of the Local Plan for six weeks consultation in August and September 2026 and submission to the Secretary of State in December 2026 for independent examination. It is anticipated that an examination would take place during 2027 with Plan adoption expected around March 2028.
Annexes	Pack A: Refer to list at the end of the report Pack B: Refer to list at the end of the report.
Recommendation(s)	• That Cabinet submits the Cotswold Local Plan 2026 - 2043 (Regulation 19) to Council with the following recommendation:

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

	period of six weeks consultation (known as the Regulation 19 stage) and any comments received to this consultation will be shared with the Planning Inspector (s) appointed to preside over the examination into the Local Plan, who will consider all comments received. The Council will consider any consultation responses and may recommend additional modifications, which can be submitted alongside the Local Plan, in case they may assist the Inspector (s). The Council will also continue to engage with statutory bodies and key stakeholders as necessary.

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1. EXECUTIVE SUMMARY

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

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

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

2. BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

3. New Cotswold Local Plan

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

- to be capable of being found sound at examination whilst reducing any risks, meaning that the Local Plan should be consistent with national policy, guidance and legislation
- seek to address the climate change and ecological emergencies, declared by the Council in 2019, and 2020 respectively
- support the delivery of sustainable development by maximising opportunities for the use of sustainable modes of travel and providing good access to jobs, services and facilities

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

4. Housing Need

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

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

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

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

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

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

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

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

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

4.7 As the majority of new development is proposed on strategic allocations that realistically will take some time before they are delivering housing at their optimum level, it will be necessary to propose a 'stepped' housing trajectory. This essentially means the Local Plan would support the delivery of different levels of housing in five-year periods, with less than the annualised need (for the whole plan period) proposed for the first five years, and more, in the last five years. It is proposed that 420 homes would be delivered each year for the first five years (2026 to 2031), 1,064

per year for years six to ten (2031 to 2036), and 1,500 per year for years eleven to fifteen (2036 to 2043).

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

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

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

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

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

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

the area, potentially losing family connections, and perhaps having implications for their employment.

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

5. Spatial Strategy

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

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

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

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

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

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

- **Core Policy 4: Settlement Hierarchy**
  Classifies the settlements in Cotswold District according to their role and service function as well as ensuring development is built in the most appropriate locations

- **Core Policy 5: Meeting Business and Employment Needs in Cotswold District**
  Specifies the scale and location of opportunities for economic growth to ensure that sufficient new jobs are provided across Cotswold District in appropriate locations
- **Core Policy 6: Infrastructure Delivery**
  Ensures that new services and facilities are delivered alongside new housing and employment.

6. Proposed Allocations

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

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

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

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

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

6.4 It is not intended to summarise this wealth of evidence in this report other than to highlight the supporting documentation that will accompany the consultation, and

that has helped to inform the Local Plan. Overall, it is considered the evidence is appropriate and proportionate and so consistent with the requirements of national policy.

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

Cirencester and Surrounding Villages

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

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

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

6.9 One of the overall aims for these proposed allocations is to focus development in one of the most sustainable locations in the district, avoid any impact on the Cotswold National Landscape that is located to the north of Cirencester, carefully manage any impacts on the Special Landscape Area, and ensure they deliver high-

quality development, that importantly provides necessary infrastructure effectively to minimise any potential impacts on the town and/ or existing services and facilities

South Cotswold Area

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

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

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

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

6.14 Strategic scale development is proposed to the east of Fairford. This site will include a new through road that will help to reduce impacts on the settlement centre and provide a range of new services and facilities, including a primary school and for

retail. Whilst not a factor in preparing the Local Plan, the recent announcement of significant investment in the nearby military base, will ensure the new development is well placed to help meet the housing needs associated with this investment and by providing increased local services and facilities.

North Cotswold Area

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

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

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

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

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

further development, and further infrastructure, could be considered through a future Local Plan.

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

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

Employment

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

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

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

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

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

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

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

Table 4: Local Plan Proposed Strategic Employment Allocations

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

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

Climate Change

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

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

6.28 These policies are informed by the latest evidence, which benefit from work done by a range of authorities who have successfully adopted climate change policies,

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

Environmental and Design Policies

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

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

Transport and Infrastructure Provision

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

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

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

7. CONCLUSIONS

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

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

8. FINANCIAL IMPLICATIONS

8.1 Preparation of the Local Plan is funded from the Council's core budget and it is being prepared in accordance with the agreed parameters. Sufficient budget remains to progress the Local Plan through the remaining stages of the process, including the Regulation 19 consultation, plan submission to the Secretary of State in December 2026 and examination, which is likely to take place during 2027.

8.2 There may be significant financial consequences to the district if the Local Plan is not progressed in a timely manner. The Local Plan proposes to allocate a number of strategic development sites that are expected to contribute to the delivery of significant infrastructure with costs of several hundred million pounds. If the Local Plan is not progressed successfully and the 'Presumption in Favour of Sustainable Development' applies (discussed under Risks below) it can be expected there would be an increase in speculative and piecemeal development where it is more difficult to secure and plan effectively for infrastructure delivery.

8.3 There is a significant economic benefit with the Local Plan being adopted, including the provision of new homes, jobs, infrastructure and investment. Reducing the risk of speculative development will strengthen the Councils vulnerability to appeals thereby reducing costs associated with planning appeals.

9. LEGAL IMPLICATIONS

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

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

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

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

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

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

10. RISK ASSESSMENT

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

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

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

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

11. EQUALITIES IMPACT

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

- the provision of new schools, community facilities, local centres, and healthcare infrastructure across strategic allocations to deliver sustainable communities and facilitate access to services and amenities which support residents' quality of life

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

12. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

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

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

13. BACKGROUND PAPERS

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

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

COTSWOLD
District Council

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

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

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

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

	Cotswold District Local Plan Appendices - Cabinet Version
44	Appendix 4 - Housing Trajectory
45	Appendix 8 - Safeguarding of Land for Strategic Transport Schemes
46	Effective Cooperation Topic Paper (AECOM, July 2026)
47	Sites Selection Topic Paper (AECOM, July 2026)
48	Housing Land Supply and Stepped Requirement Topic Paper (CDC, July 2026)
49	Housing Economic Land Availability Assessment (CDC, July 2026)
50	Heritage Impact Assessment (Oxford Archaeology, July 2026)
51	Study of Land Surrounding Key Settlements (CDC & Planscape, July 2026)
52	Cotswold Special Landscape Area Review (CDC, July 2026) Assessment of Major Development in the Cotswolds National Landscape (CDC, July 2026)
53	Viability Report (Policy) (Quintic Advisory, July 2026)
54	Viability Report (Infrastructure) (Quintic Advisory, July 2026)
55	Infrastructure Delivery Plan (Prior + Partners, July 2026)
56	Local Plan Transport Assessment (City Science, July 2026)
57	Strategic Flood Risk Assessment Level 2 (JBA, July 2026)
58	Water Cycle Study (JBA, July 2026)

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

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

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

(END)

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Draft Cotswold Local Plan 2026 – 2043

24th July 2026

Version for Overview and Scrutiny Committee, Cabinet and Council.

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

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Chapter 1: Introduction

Background

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

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

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

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

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

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

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

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

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

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

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

The Development Plan

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

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

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

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

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

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

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

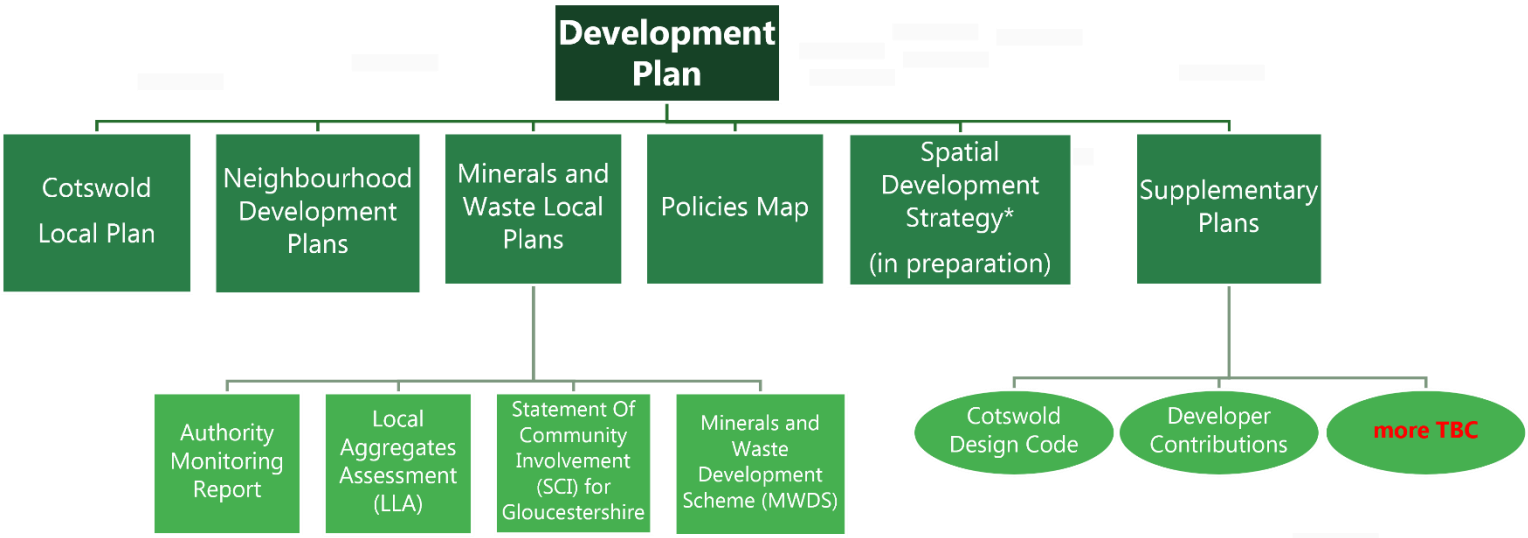


Figure 1: Development Plan for Cotswold District

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

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

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

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

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

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

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

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

National Planning Policy Framework (NPPF)

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

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

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

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

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

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

Planning Practice Guidance

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

Local Government Reorganisation (LGR)

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

Using the Local Plan

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

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

What happens next?

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

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

Chapter 2: Spatial Portrait

Introduction

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

Regional Context

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

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

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

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

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

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

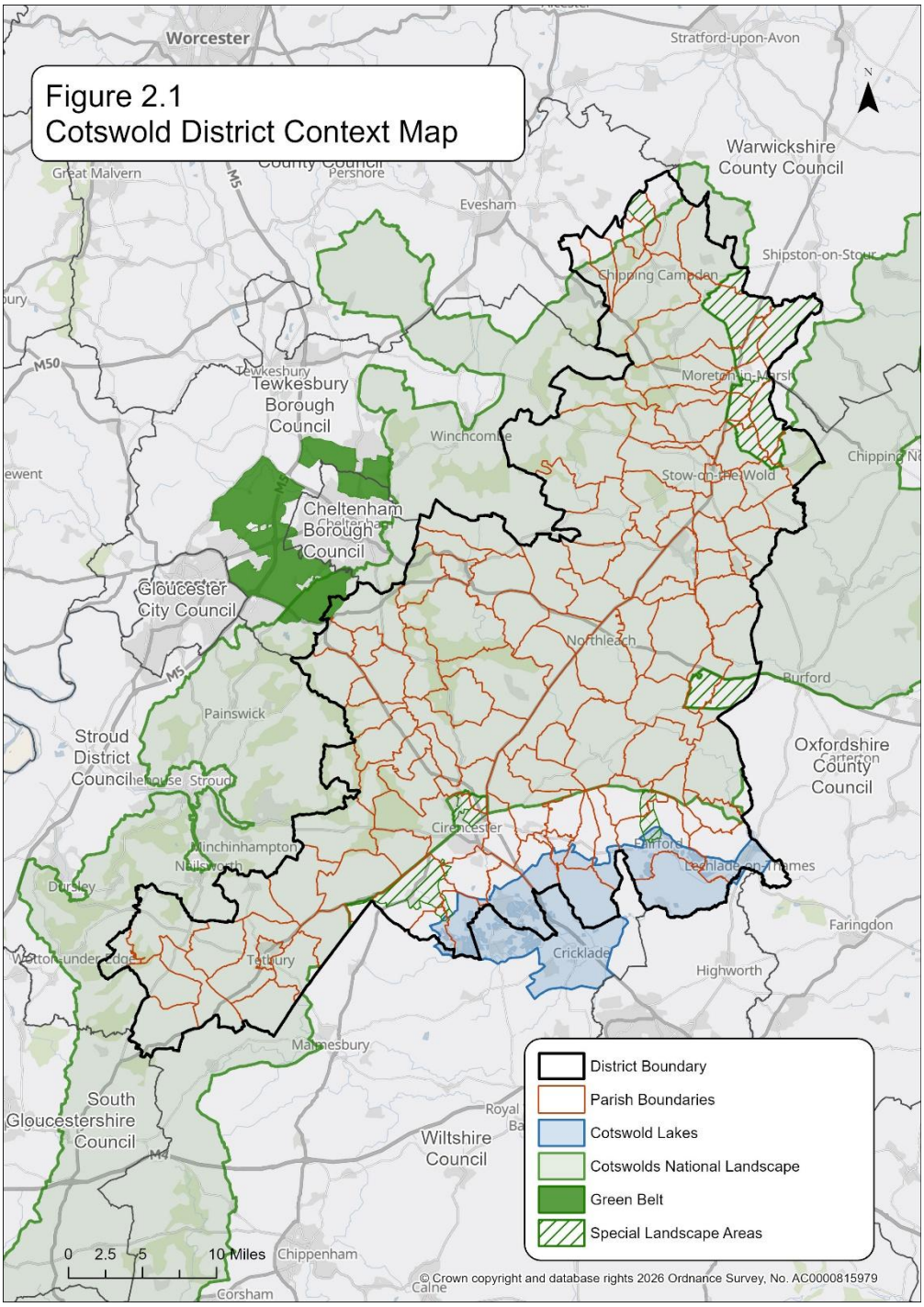


Figure 2.1: Cotswold District Context Map

Natural and Historic Environment

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

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

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

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

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

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

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

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

Key Challenges and Opportunities:

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

Climate Change

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

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

Key Challenges and Opportunities:

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

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

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

Population and Housing

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Key Challenges and Opportunities:

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

Local Economy

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

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

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

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

2.24 The key employment sectors across Gloucestershire include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

of existing and new employers[32].

Key Challenges and Opportunities:

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

Social and Transport Infrastructure

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

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

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

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

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

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

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

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

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

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

Key Challenges and Opportunities:

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

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

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

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

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

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

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

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

Chapter 3: Spatial Vision and Strategic Objectives

Spatial Vision

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

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

Spatial Vision

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

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

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

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

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

Strategic Objectives

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

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

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

Chapter 4: Spatial Strategy

Introduction

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

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

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

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

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

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

Area Strategies

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

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

District Wider Policies

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

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

Cirencester and Surrounding Villages - Strategy Area

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

South Cotswold - Strategy Area

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

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

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

North Cotswold - Strategy Area

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

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

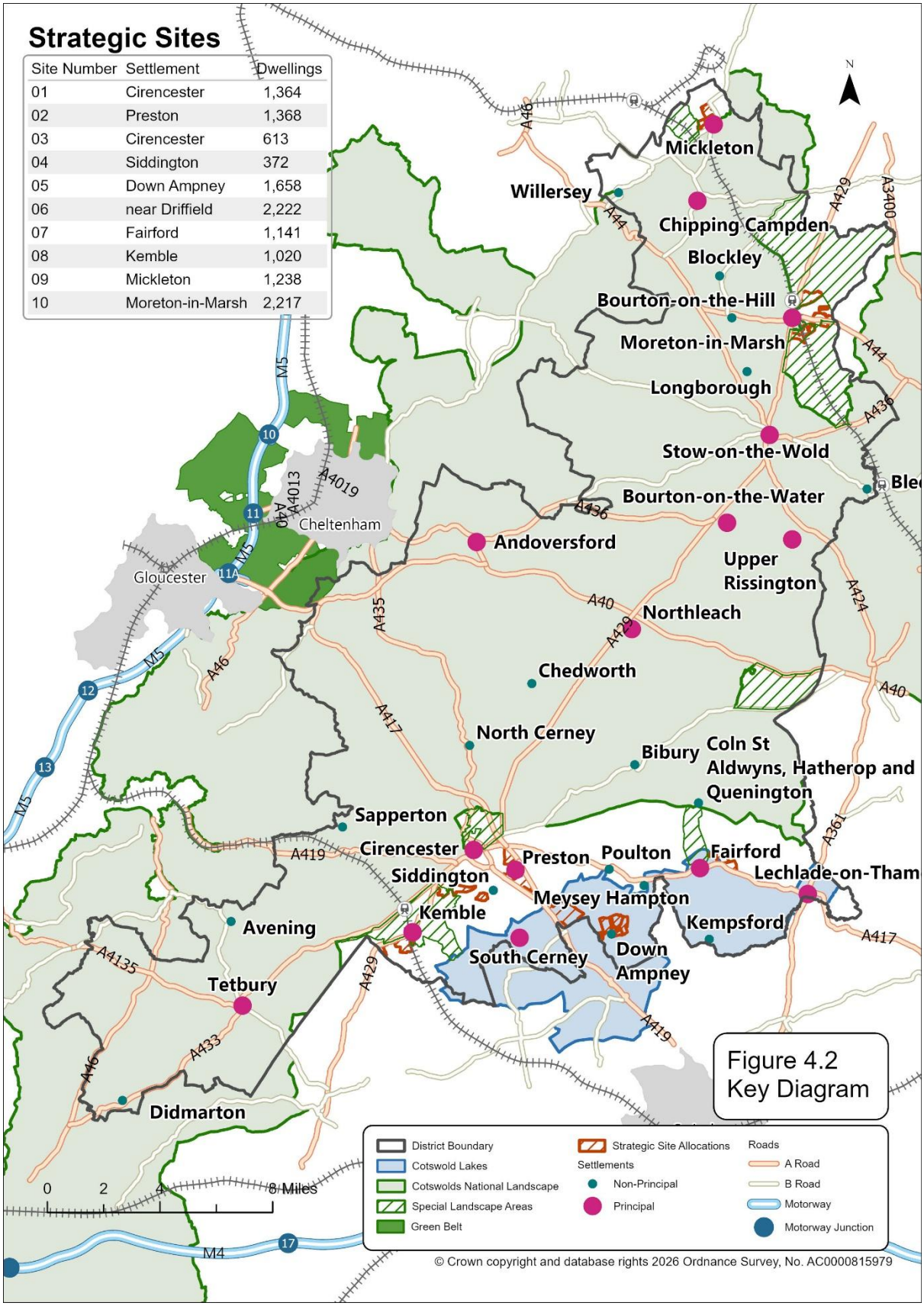


Figure 4.2: Key Diagram – Cotswolds Spatial Strategy

Addressing the climate and ecological emergencies

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

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

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

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

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

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

positively to ecological resilience.

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

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

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

Core Policy 1: Addressing Climate Change

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

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

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

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

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

Meeting Housing Needs in Cotswold District

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

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

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

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

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

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

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

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

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

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

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

[43] Add reference.

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

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

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

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

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

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

Note: Figures have a 1 April 2026 base date.

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

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

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

Strategic Allocations

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

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

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

Table 4.2: Strategic Allocations for Cirencester and Surrounding Villages Area

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

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

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

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

Table 4.4: Strategic Allocations identified for South Cotswold Area

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

Table 4.5: Strategic Allocations identified for North Cotswold Area

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

Core Policy 2a: Stepped Housing Trajectory

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

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

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

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

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

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

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

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

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

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

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

Settlement Hierarchy

Purpose of the Settlement Hierarchy

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

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

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

Influence of the Cotswolds National Landscape and Other Constraints

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

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

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

Role of Development Boundaries and Open Countryside

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

4.31 On this basis, the Development Boundaries:

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

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

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

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

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

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

Core Policy 4: Settlement Hierarchy

Settlement Structure

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

Spatial Focus

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

Environmental Capacity Adjustment

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

Table 4.9: Settlement Classifications

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

Meeting Business and Employment Needs in Cotswold District

Context and Economic Role of Cotswold District

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

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

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

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

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

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

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

Scale of Employment Land Need

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

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

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

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

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

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

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

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

Core Policy 5: Meeting Employment Needs in Cotswold District

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

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

Table 4.10: Cotswold Employment Requirement and Supply 2026 to 2043

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

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

Table 4.11: Local Plan Strategic Employment Allocations

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

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

Table 4.12: Saved Employment Allocations

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

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

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

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

Infrastructure Delivery

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

requirement is to be met.

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

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

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

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

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

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

[51] Add Reference.

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

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

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

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

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

[53] ADD Reference.

Core Policy 6: Infrastructure Delivery

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

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

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

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

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

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

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

Chapter 5: Cirencester and Surrounding Villages Area Strategy

Introduction

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

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

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

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

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

5.6 This Chapter contains the following policies:

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

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

Housing and Economic Development

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

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

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

Strategic site allocations in the Cirencester and Surrounding Villages Area Strategy

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

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

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

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

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

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

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

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

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

[54] Add Reference.
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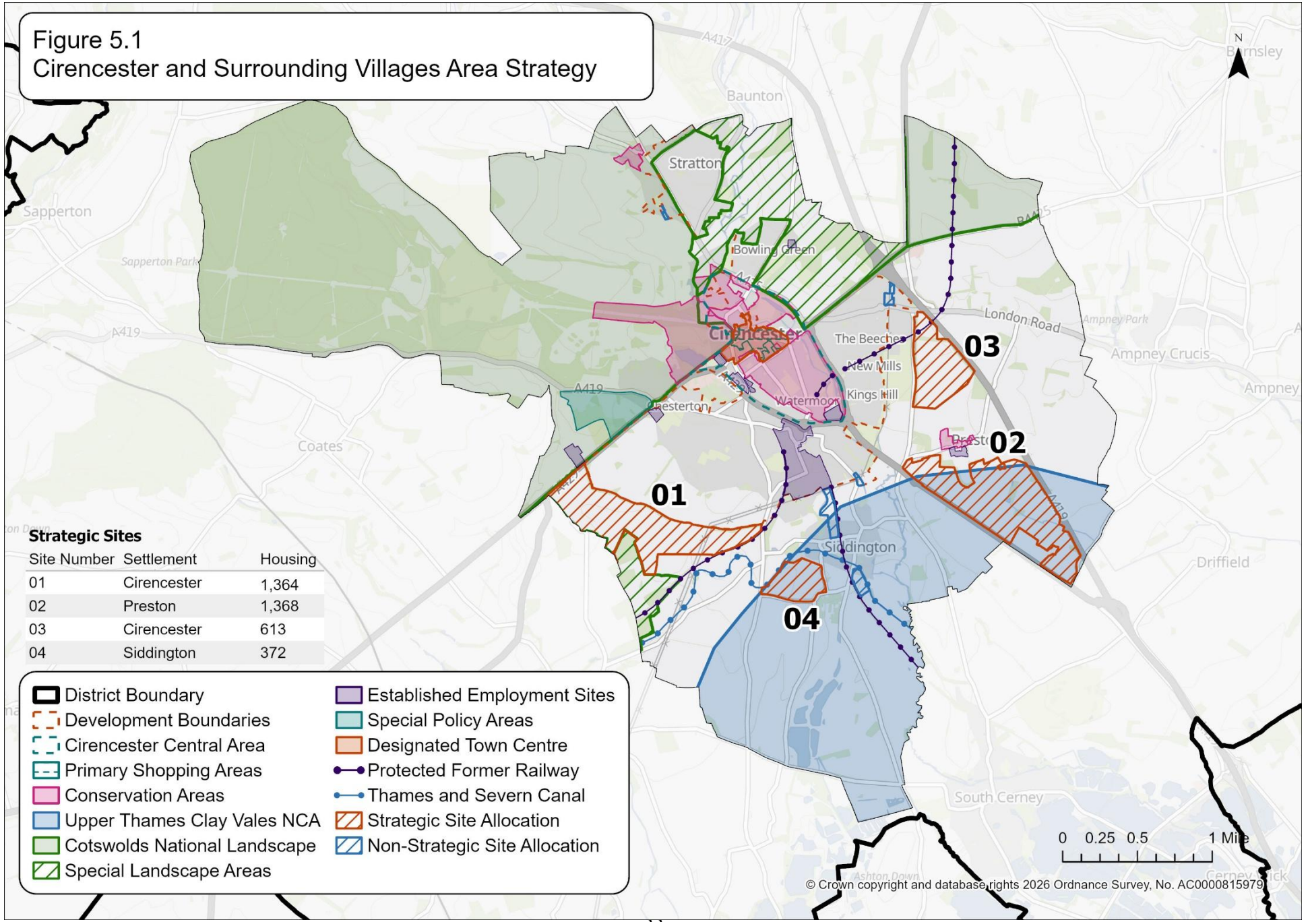


Figure 5.1: Cirencester and Surrounding Villages Area Strategy Map

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

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

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

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

Core Policy 7: Cirencester and Surrounding Villages Area Strategy

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

Housing Delivery

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

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

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

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

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

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

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

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

Employment Delivery

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

Table 5.4: Cirencester and Surrounding Villages Strategy Area Employment Allocations

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

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

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

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

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

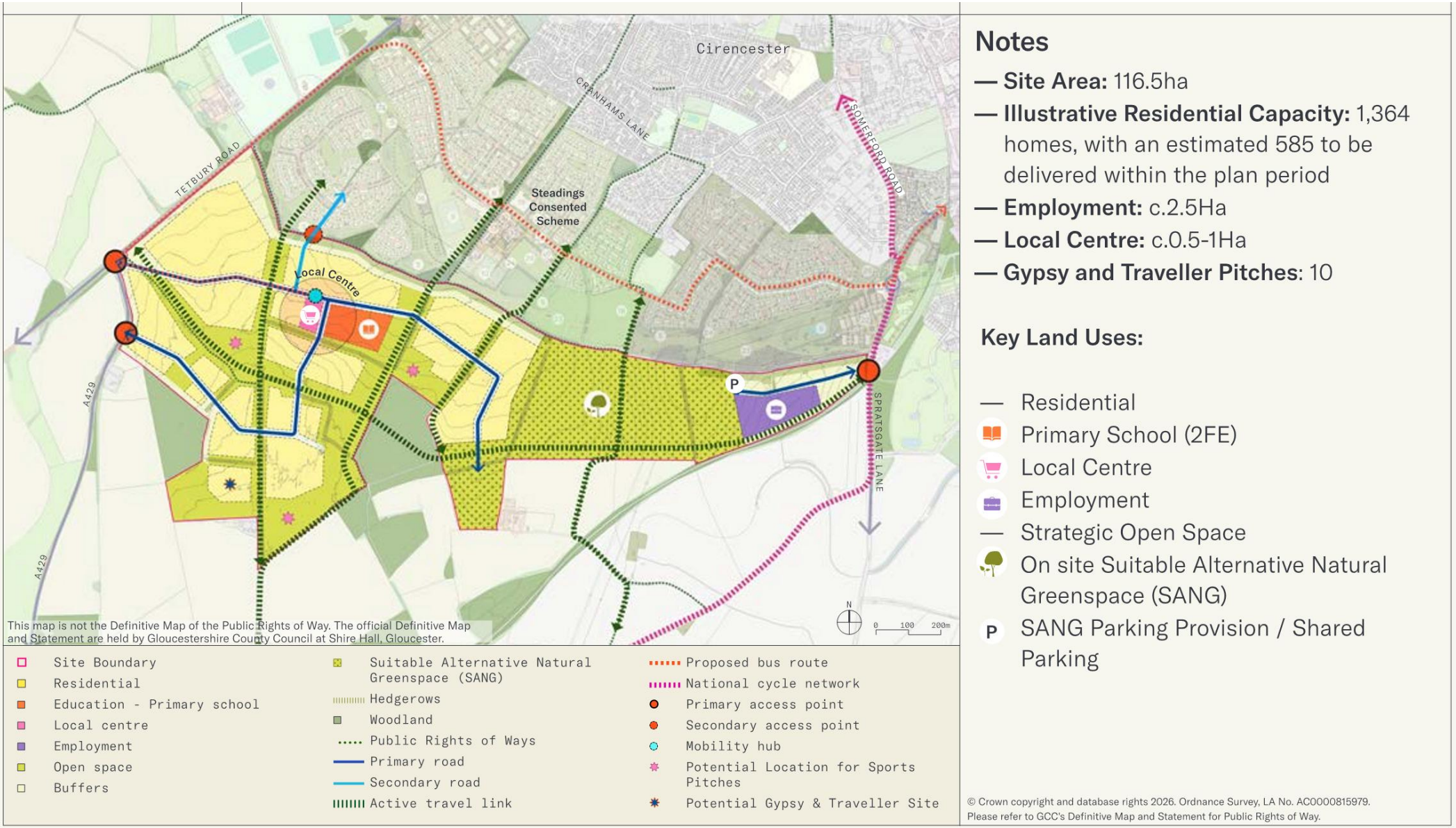


Figure 5.2: Indicative Masterplan Framework South of the Steadings (south Cirencester) Strategic Allocation

Strategic extension to the East of Kingshill Lane

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

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

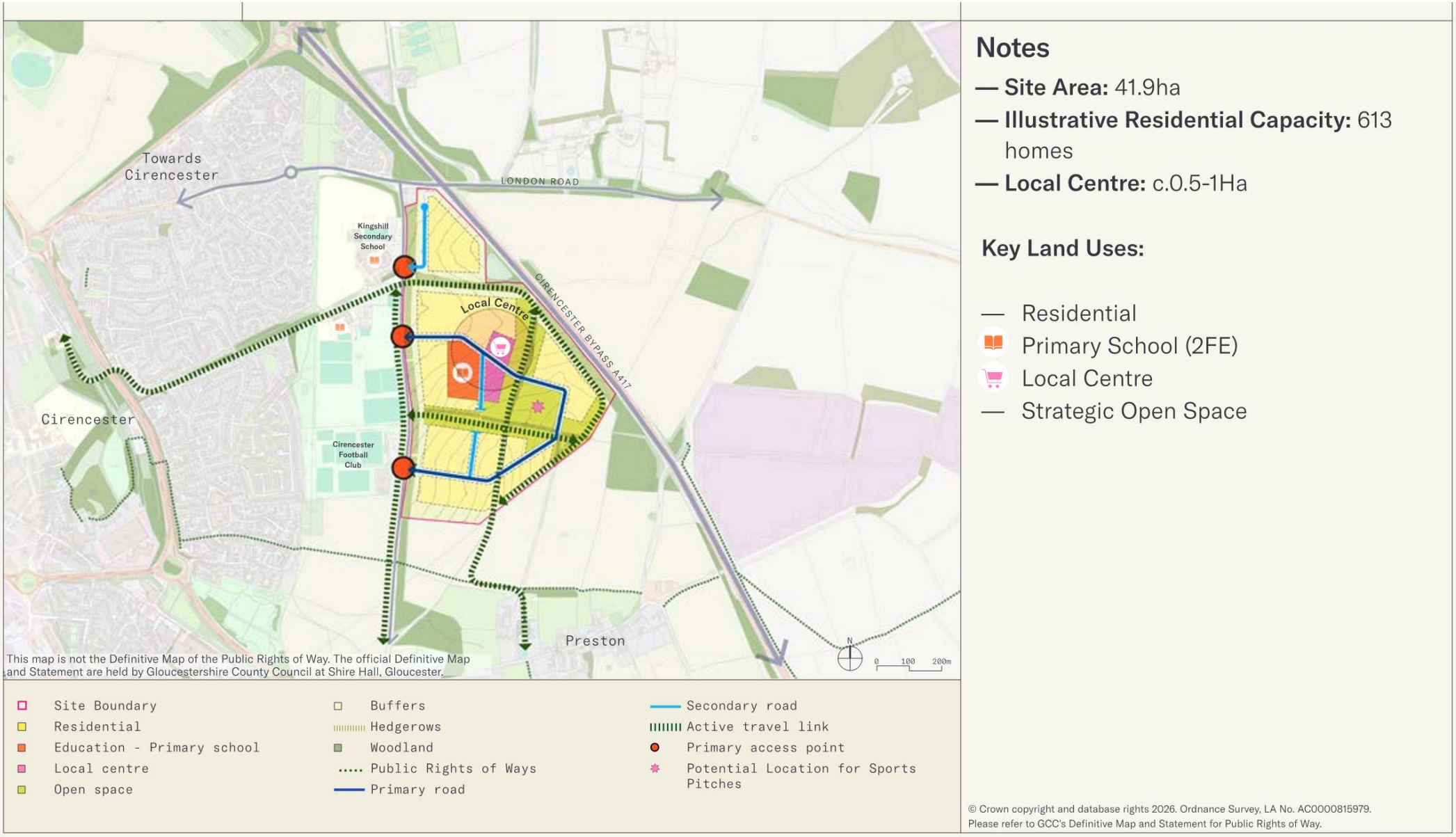


Figure 5.3: Indicative Masterplan Framework East of Kingshill Lane Strategic Allocation

Strategic extension to the South of Preston

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

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

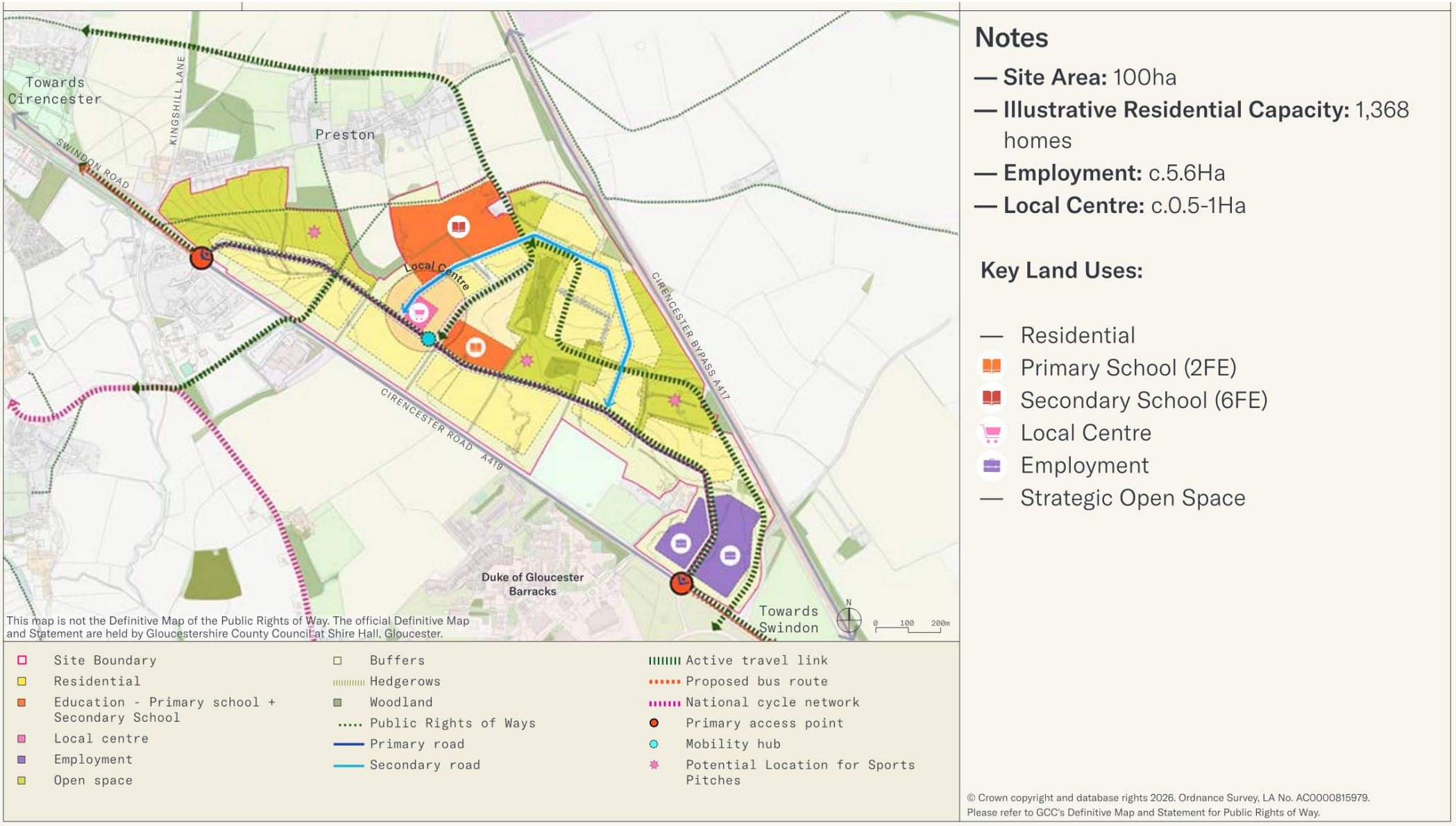


Figure 5.4: Indicative Masterplan Framework South of Preston Strategic Allocation

Strategic extension to the South-West of Siddington

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

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

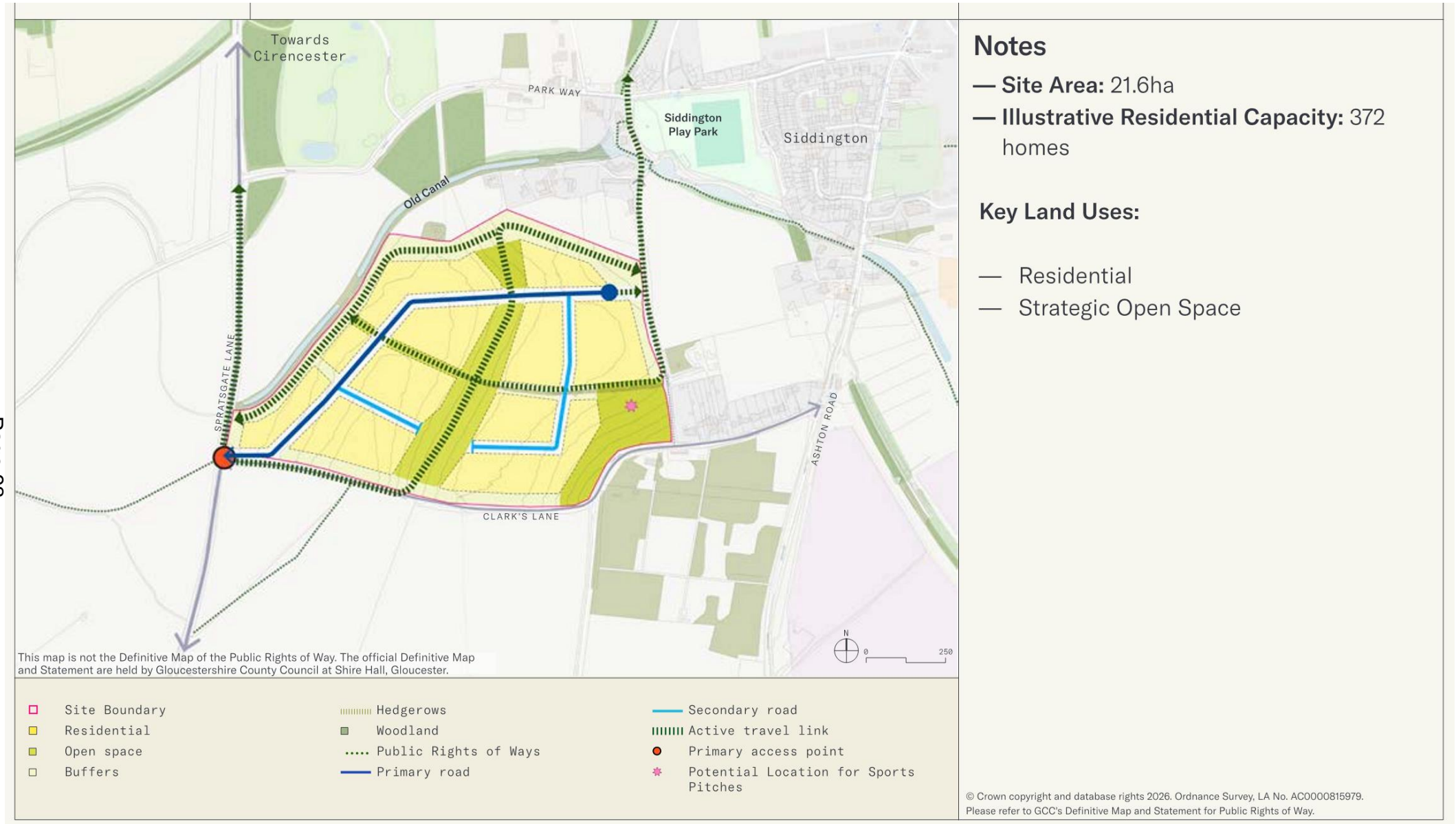


Figure 5.5: Indicative Masterplan Framework South-West of Siddington Strategic Allocation

Strategic extension south of Chesterton (The Steadings), Cirencester

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

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

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

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

Strategic Infrastructure Delivery

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

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

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

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

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

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

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

Core Policy 8: Cirencester and Surrounding Villages Area Strategic Infrastructure

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

The strategic infrastructure requirements for the area include:

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

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

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

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

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

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

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

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

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

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

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

Cirencester Central Area Strategy

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

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

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

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

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

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

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

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

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

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

Core Policy 10: Cirencester Central Area Strategy

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

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

Mixed-Use Opportunity Areas:

Waterloo Car Park through to 27-29 Dyer Street

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

The Forum Car Park

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

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

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

Placemaking Principles

Access and Movement:

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

Land Use and Placemaking:

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

Historic Environment:

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

Special Policy Areas – Royal Agricultural University

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

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

Royal Agricultural University

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Core Policy 11: Special Policy Area – Royal Agricultural University

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

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

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

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

Chapter 6: South Cotswold Strategy Area

Introduction

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

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

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

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

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

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

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

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

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

6.10 This Chapter contains the following policies:

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

Housing and Economic Development

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

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

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

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

Strategic site allocations in the South Cotswold Area Strategy

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

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

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

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

Non-strategic site allocations in the South Cotswold Area Strategy

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

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

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

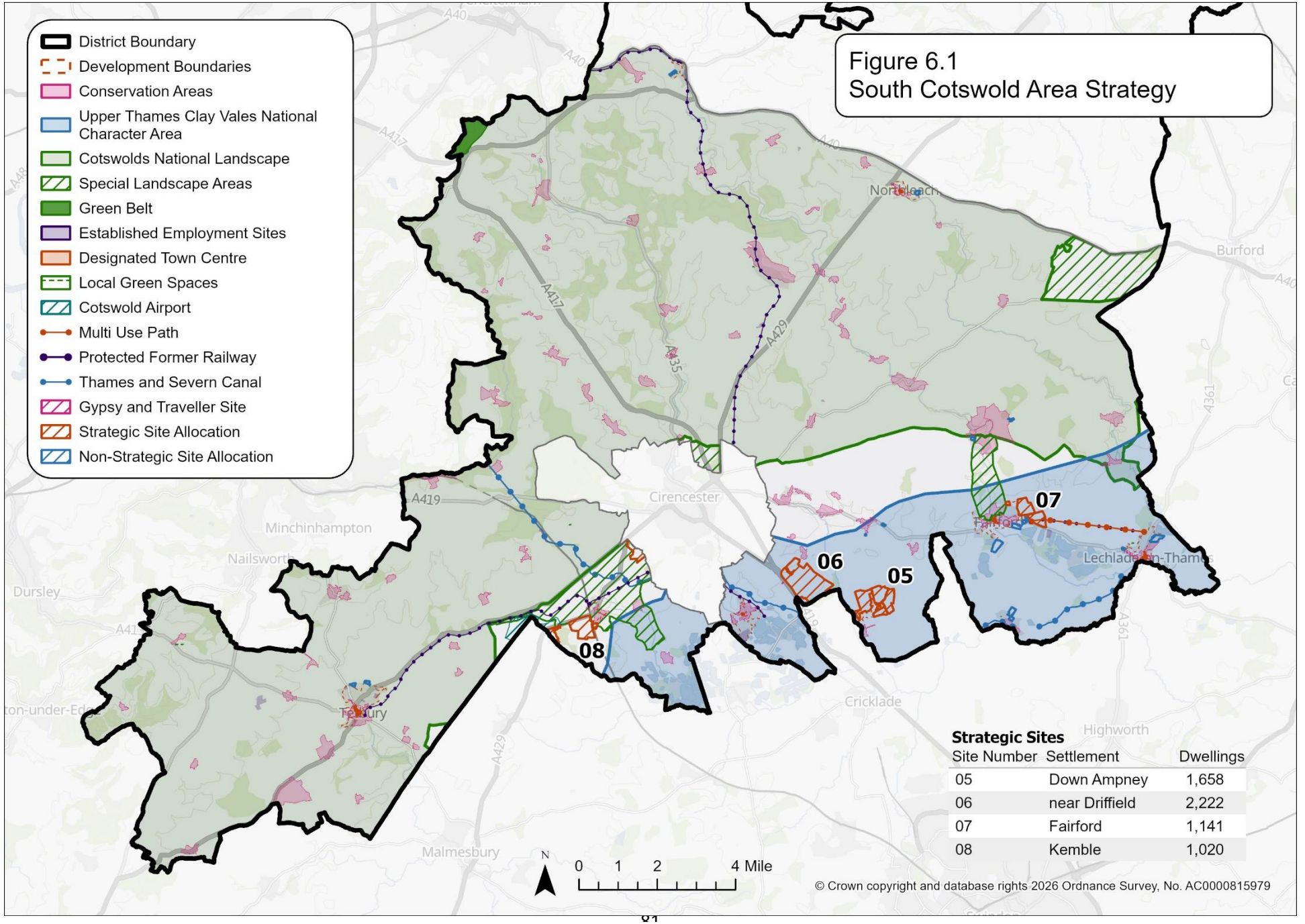


Figure 6.1: South Cotswold Strategy Area Map

How the South Cotswolds Strategy Area Will Change by 2043

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

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

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

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

6.22 The Strategic Site Allocations will collectively:

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

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

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

Core Policy 12: South Cotswold Area Strategy

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

Housing Delivery

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

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

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

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

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

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

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

Employment Delivery

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

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

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

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

Strategic extension to the north-east of Fairford

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

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

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

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

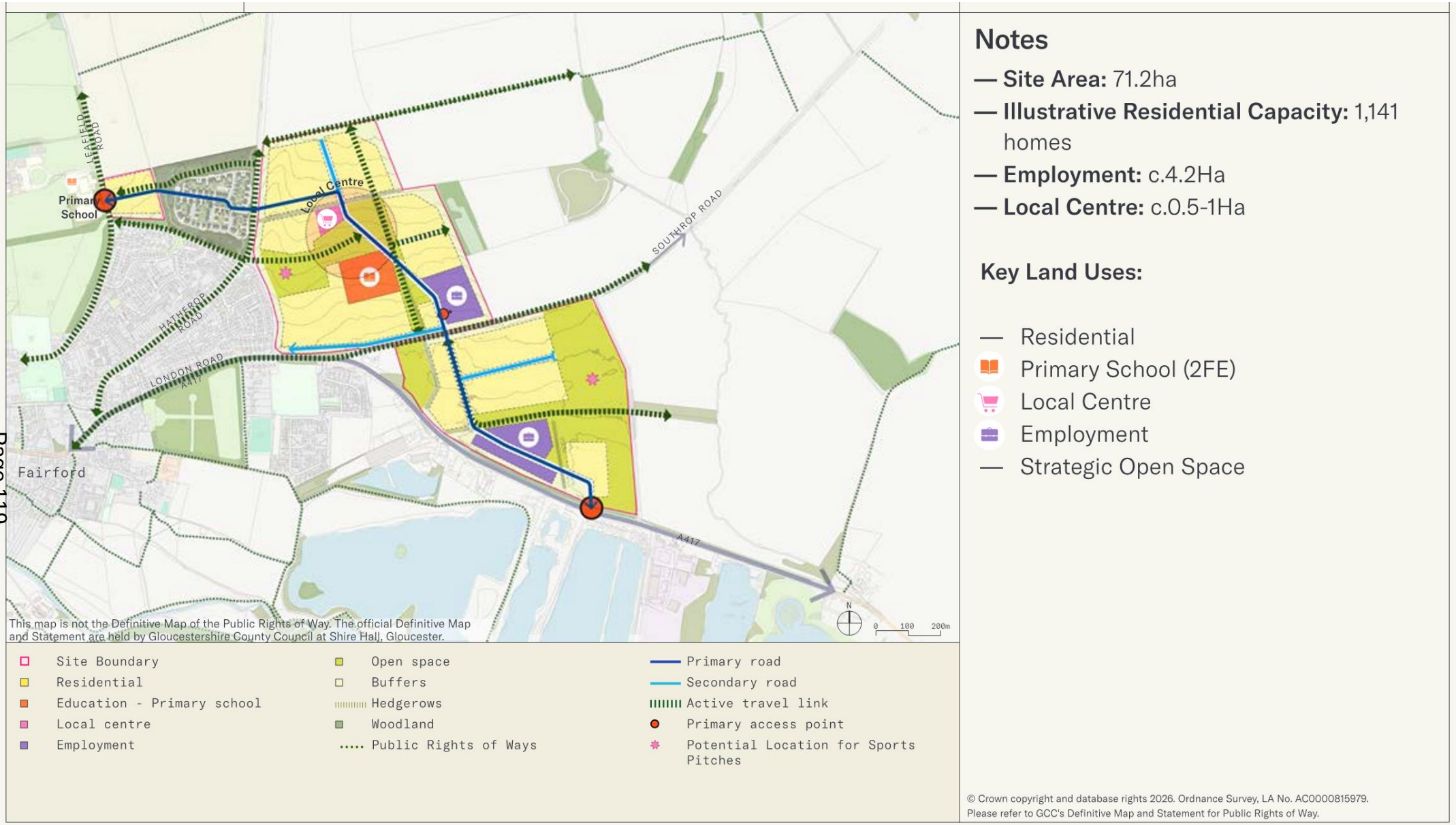


Figure 6.2: Indicative Masterplan Framework for the North-East of Fairford Strategic Allocation

Strategic extension to the south-west of Kemble

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

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

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

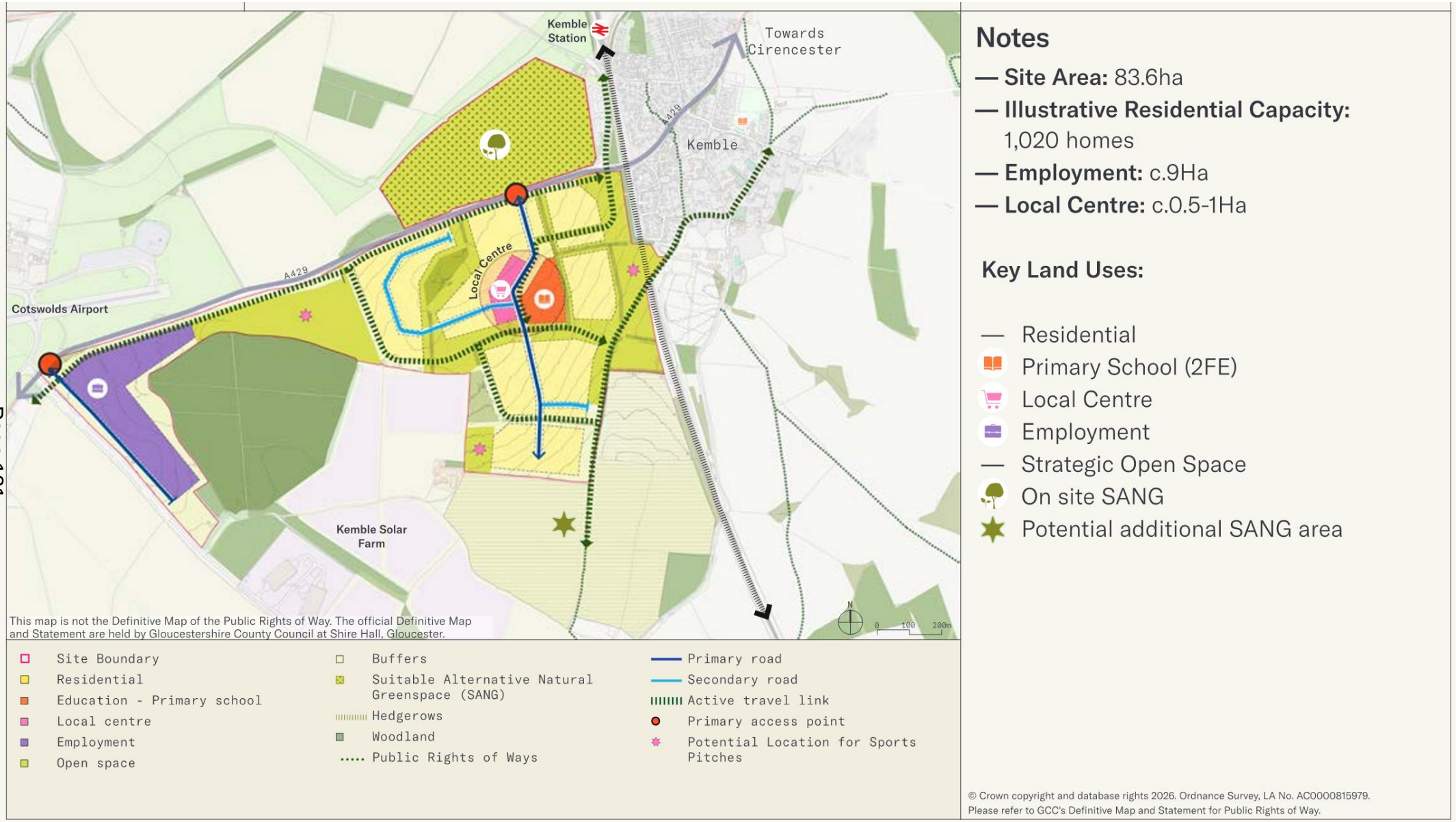


Figure 6.3: Indicative Masterplan Framework for the South-West of Kemble Strategic Allocation

Strategic extension to Down Ampney

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

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

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

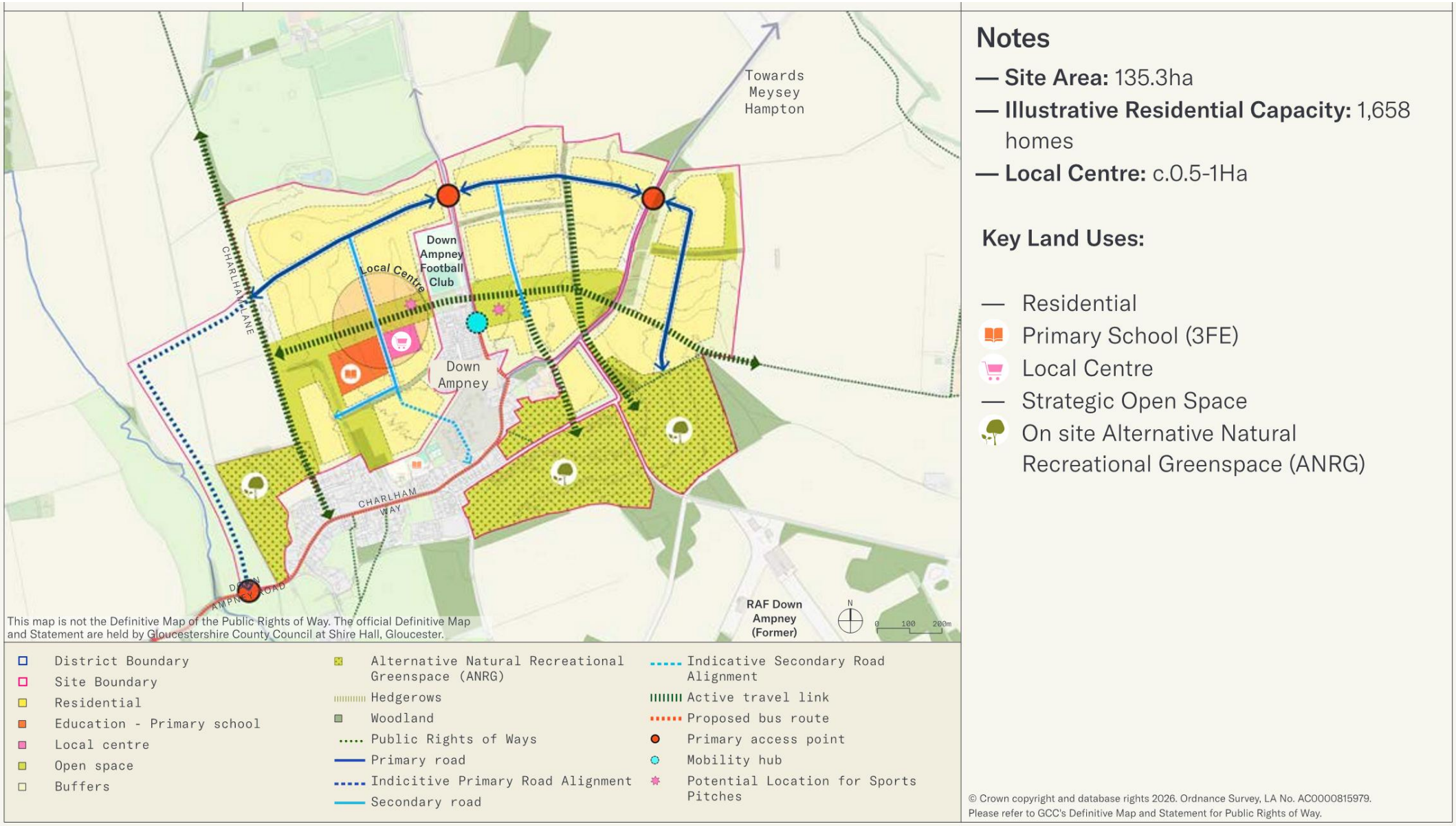


Figure 6.4: Indicative Masterplan Framework for the Down Ampney Strategic Allocation

New settlement to the south of Driffield

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

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

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

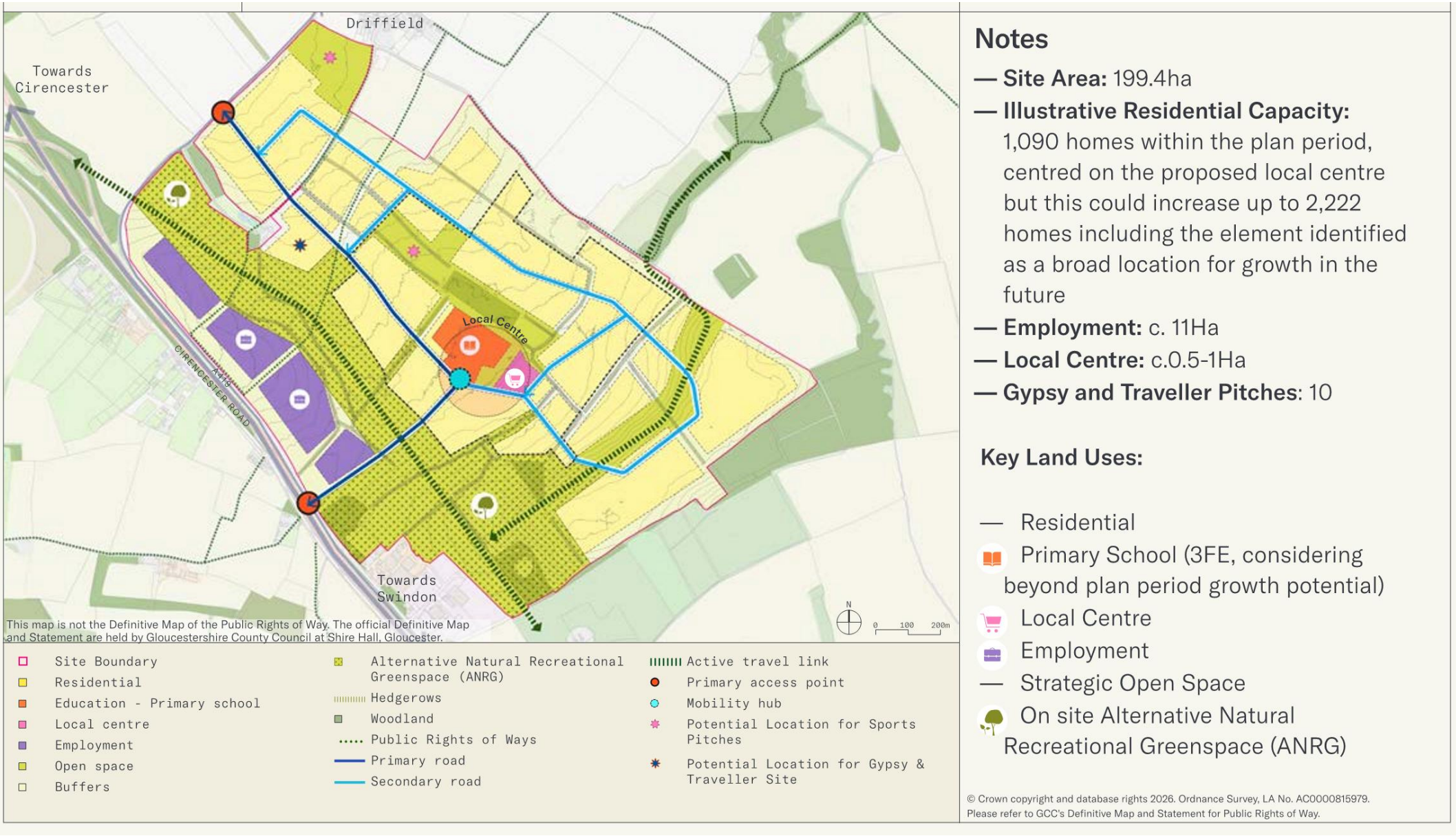


Figure 6.5: Indicative Masterplan Framework for South of Driffield Strategic Allocation

Strategic Infrastructure Delivery in the South Cotswold Area

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

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

Core Policy 13: South Cotswold Strategic Infrastructure Delivery

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cotswold Airport

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

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

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

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

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

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

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

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

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

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

Core Policy 15: Cotswold Airport

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

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

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

The Thames and Severn Canal

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

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

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

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

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

Green and Blue Infrastructure.

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

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

Core Policy 16: Thames and Severn Canal

Development will be permitted that:

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

The River Thames

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

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

Core Policy 17: The River Thames

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

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

Cotswold Lakes Post-Mineral Extraction After Use

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

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

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

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

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

Infrastructure Plan[68].

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

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

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

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

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

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

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

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

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

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

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

Chapter 7: North Cotswold Area Strategy

Introduction

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

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

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

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

7.5 This Chapter contains the following policies:

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

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

Housing and Economic Development

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

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

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

Strategic site allocations in the North Cotswold Area Strategy

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

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

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

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

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

Non-strategic site allocations in the South Cotswold Area Strategy

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

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

[71] Add Reference.

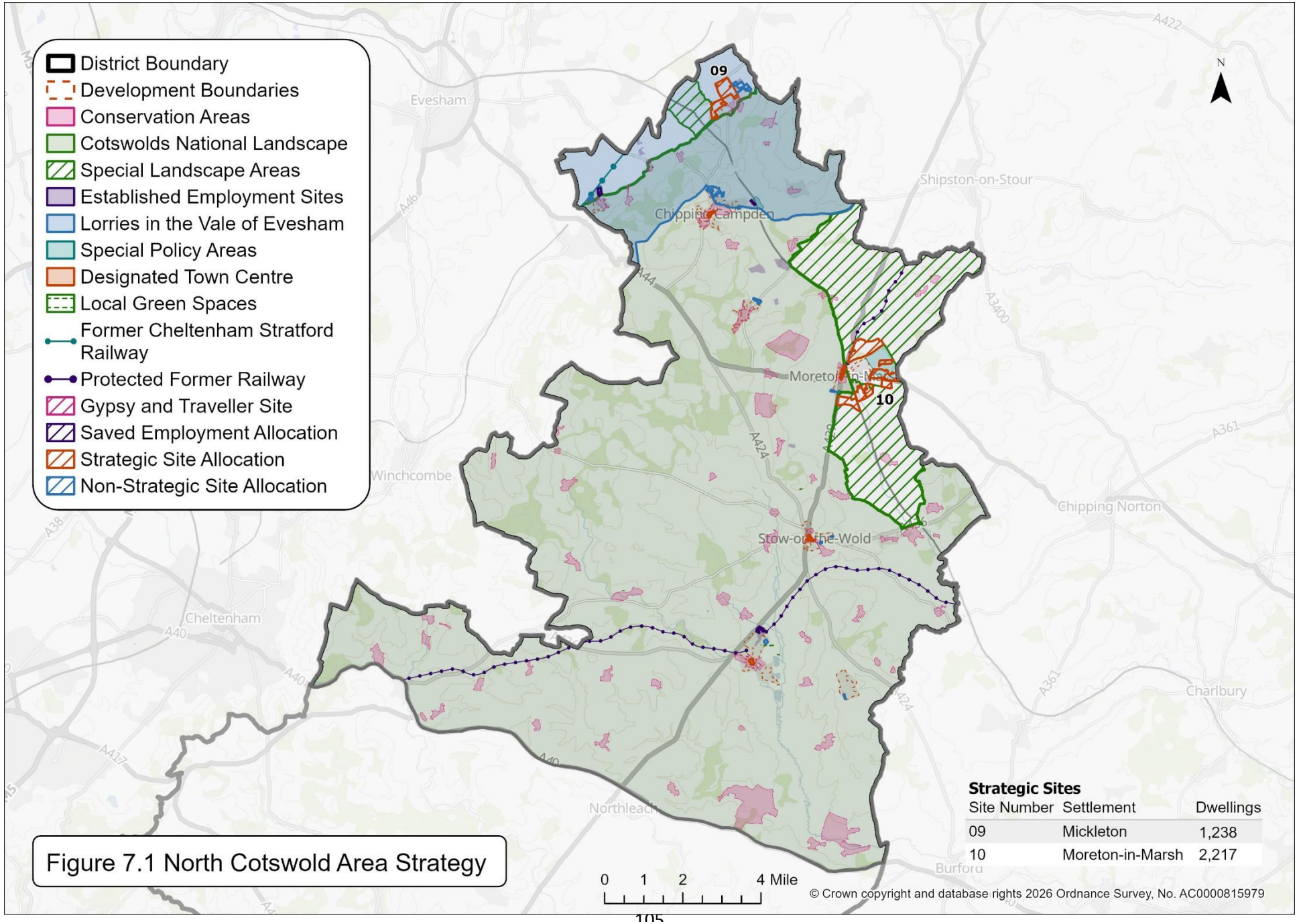


Figure 7.1: North Cotswold Strategy Map

How the North Cotswold Strategy Area Will Change by 2043

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

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

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

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

7.4 The Strategic Site Allocations will collectively:

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

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

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

Core Policy 19: North Cotswold Area Strategy

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

Housing Delivery

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

Table 7.1: North Cotswold Area Strategic Housing Allocations

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

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

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

Total	601

Employment Delivery

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

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

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

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

Strategic extension to the North and West of Mickleton

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

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

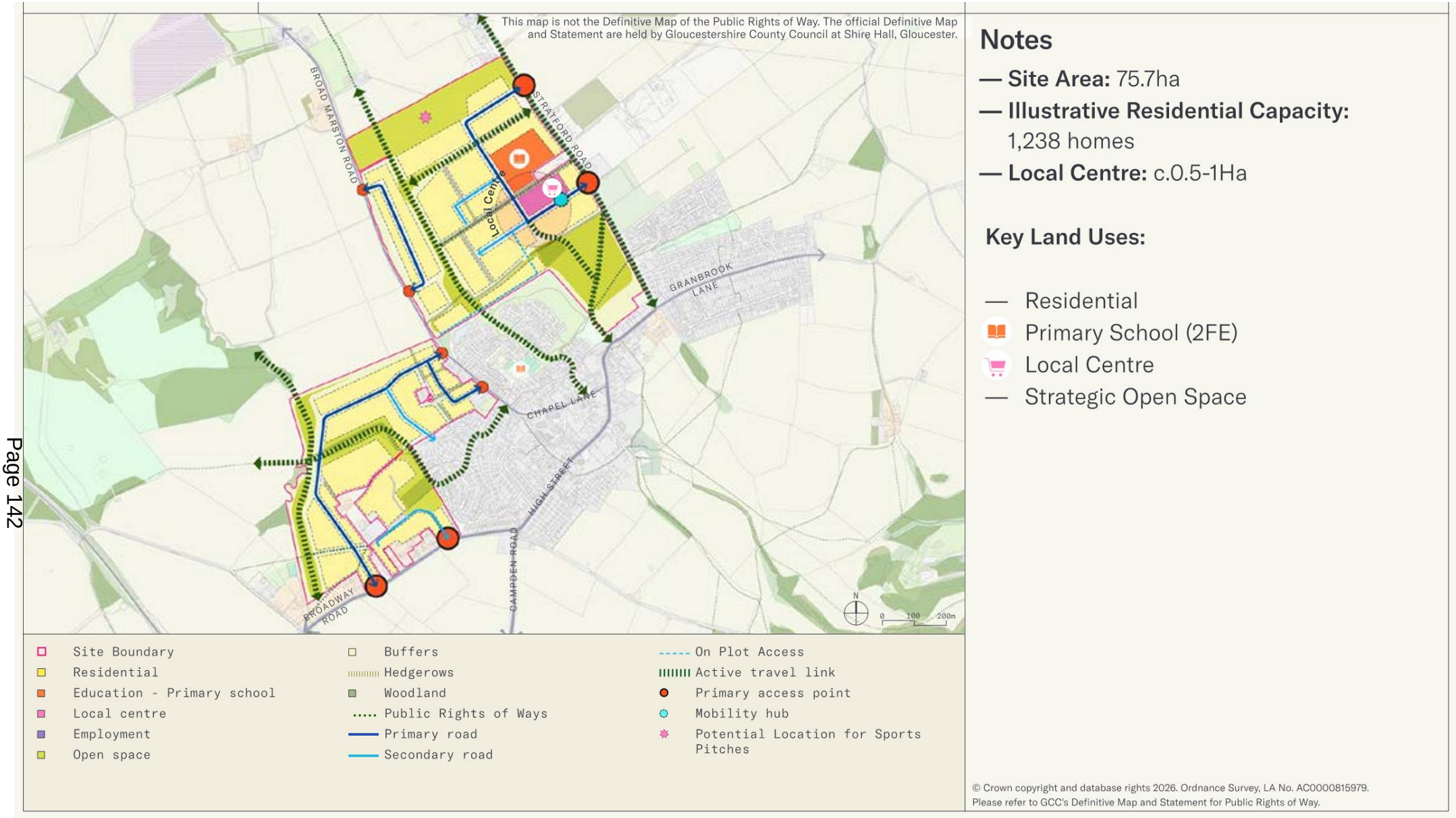


Figure 7.2: Indicative Masterplan Framework for the North and West of Mickleton Strategic Allocation

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

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

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

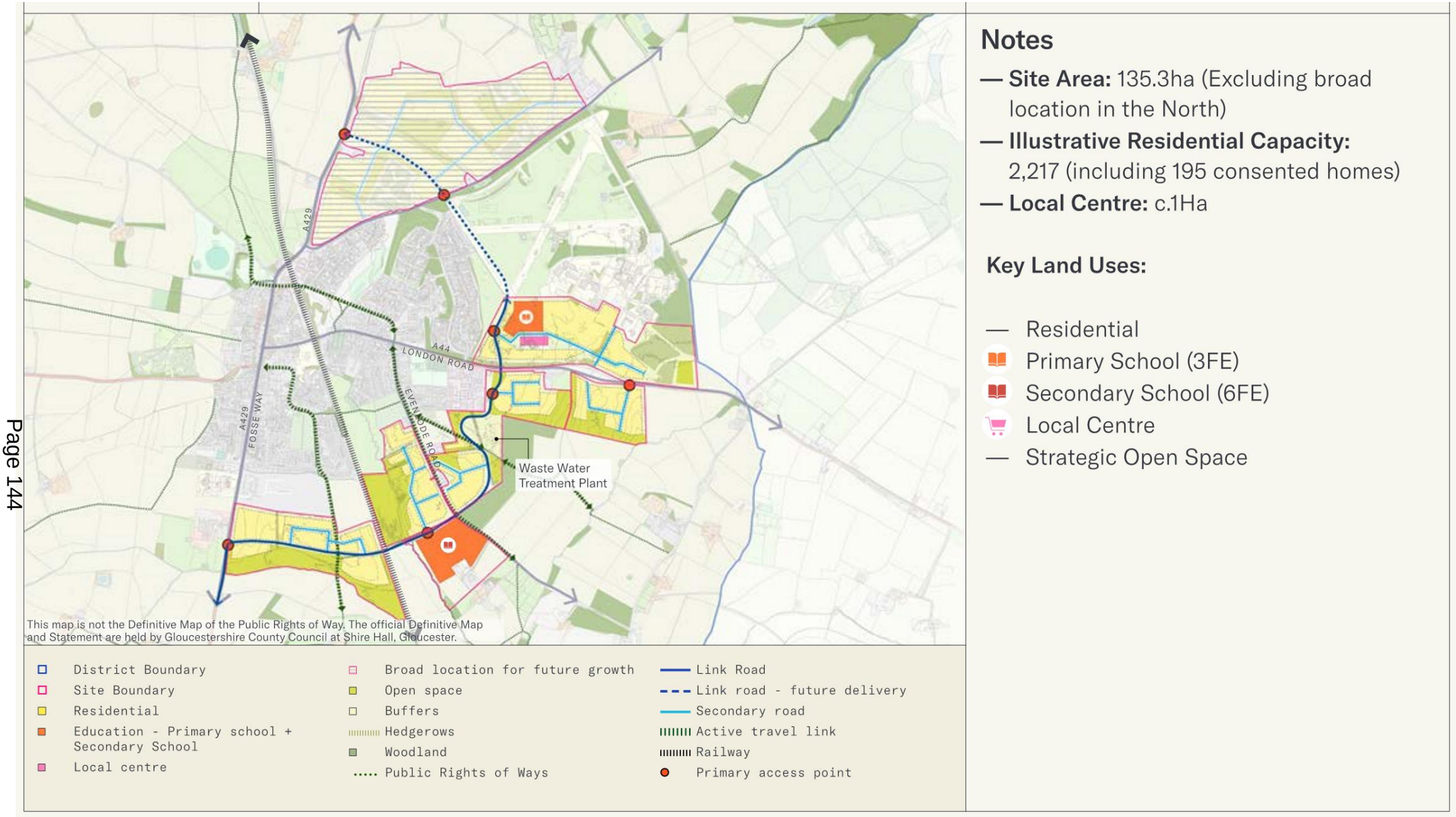


Figure 7.3: Indicative Masterplan Framework for the South and East Moreton-in-Marsh Strategic Allocation

Strategic Infrastructure Delivery in the North Cotswold Area

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

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

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

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

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

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

[72] Add reference.

Core Policy 20: North Cotswold Strategic Infrastructure Delivery

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

The strategic infrastructure requirements for the North Cotswold Area include:

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

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

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

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

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

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

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

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

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

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

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

Gloucester and Cheltenham Green Belt

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

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

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

Core Policy 22: Gloucester and Cheltenham Green Belt

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

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

Former Cheltenham to Stratford-upon-Avon Railway Line

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

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

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

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

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

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

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

Special Policy Areas

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

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

Campden BRI, Chipping Campden

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

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

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

Core Policy 24: Campden BRI Special Policy Area

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

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

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

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

Fire Service College, Moreton-in-Marsh

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

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

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

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

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

Core Policy 25: Fire Service College Special Policy Area

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

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

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

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

Chapter 8: Sustainable Construction and Renewable Energy

Introduction

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

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

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

8.4 This chapter includes the following policies:

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

Retrofitting and Decarbonisation of Existing Buildings

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

74

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

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

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

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

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

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

A hierarchy of retrofit measures

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

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

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

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

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

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

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

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

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

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

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

[79] Add Reference.

[80] Add Reference.

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

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

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

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

Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings

Buildings of Modern Construction

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

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

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

Buildings of Traditional Construction[81]

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

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

The Net Zero Carbon Toolkit

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

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

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

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

Net Zero Carbon New Buildings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Space Heating Demand

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

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

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

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

Energy Use Intensity (EUI)

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

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

[88] of Housing, Communities & Local Government (2026) The Future Homes and Buildings Standards: Building Circular 01/2026: https://www.gov.uk/government/publications/the-future-homes-and-buildings-standards-building-circular-012026/the-future-homes-and-buildings-standards-building-circular-012026-letter
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[89] Climate Change Committee (2019) *UK housing: Fit for the future?:* https://www.theccc.org.uk/wp-content/uploads/2019/02/UK-housing-Fit-for-the-future-CCC-2019.pdf

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

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

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

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

No Fossil Fuel Use

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

8.38 The main low carbon alternative to fossil fuels currently available is electricity. Electricity can be provided through on-site renewables and through grid electricity, which is becoming increasingly decarbonised. The use of electricity for heating, hot water and cooking also benefit air quality as there are no local emissions. However, it is important that energy use is limited to reduce the burden on the national grid in the wider context of electrification of transport and buildings.

8.39 Heat pumps can provide both space heating and domestic water heating and can serve individual homes or communal heating systems. The key benefit of heat pumps is their efficiency. Efficiencies vary but are typically around 350% for an Air Source Heat Pump. Heat sources can include outside air, the ground or a local water source.

8.40 Direct electric heating systems convert electricity directly into heat through resistive heating. It is typically 100% efficient. When direct electricity is used it is important to reduce the risk of high energy bills by ensuring that the dwelling is truly low energy. This can be ensured using an independently certified performance standard that limits space heating demand (e.g. Passivhaus). Sustainable green hydrogen is not currently a viable option.

On-Site Renewable Energy

8.41 New buildings should contribute to the significant increase in renewable energy generation

[91] Etude and Levitt Berstein, November 2023 *Sustainable Construction Policies: Operational energy and carbon evidence base:* https://cotswold.gov.uk/planning-and-building/planning-policy/

required between now and 2050. The simplest way to achieve the overall objective of balancing total energy use and renewable energy generation for new buildings at a system level is to balance this at the site level, rather than at an individual dwelling level.

8.42 A significant advantage is the generation of electricity close to its point of use, helping to deliver significant energy cost savings for residents and building users. The supporting evidence shows that for domestic buildings the level of generation is deliverable for typical new development. It is also important to note that all new dwellings will have to comply with the PV requirements of the Future Homes Standard from 2027-28[92]. Roof design can also be optimised to maximise energy output from photovoltaics.

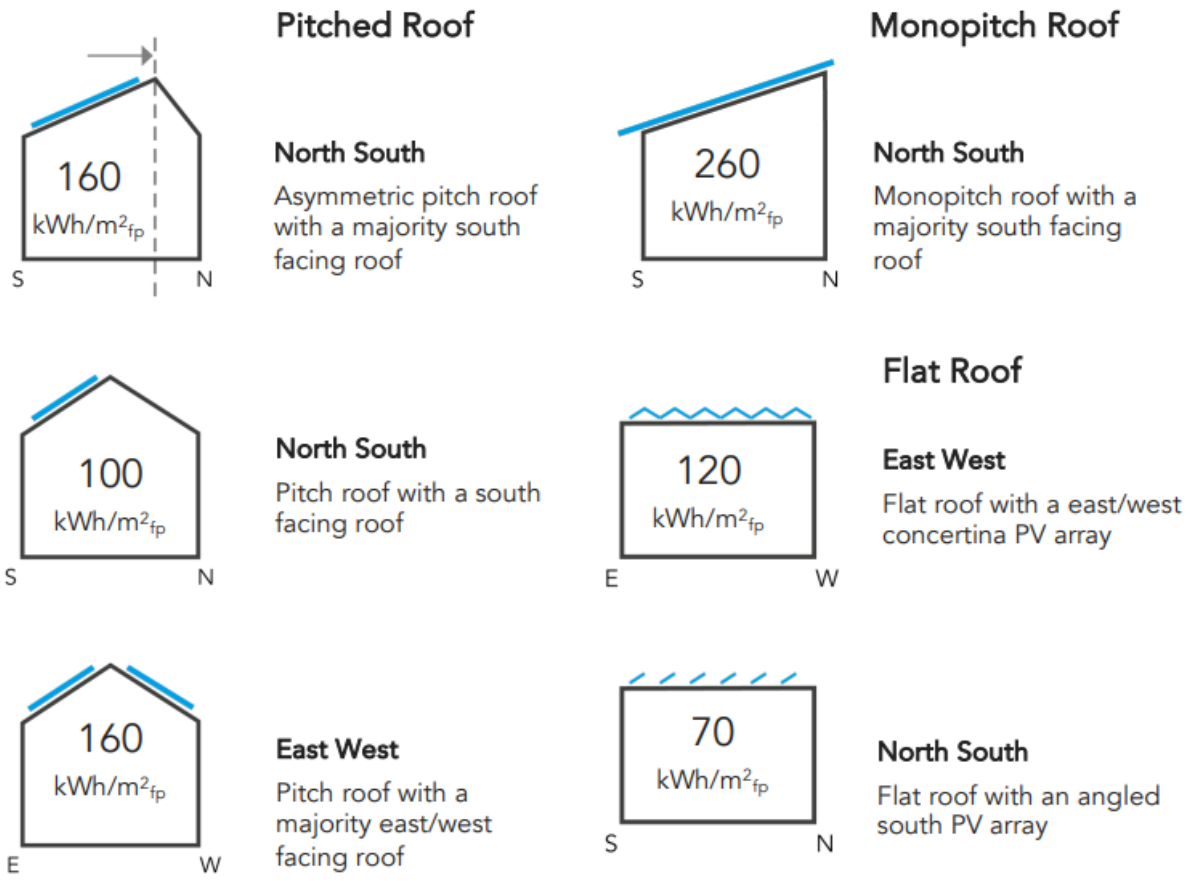


Figure 8.1: Roof design can be optimised to maximise energy output from photovoltaics.

Energy Offsetting

8.43 The Climate Change Committee is clear, offsetting must have a very limited and defined role if

92 The Future Homes and Buildings Standard, Approved Document L 2026, https://www.gov.uk/government/publications/approved-document-l-2026 .

we are to achieve Net Zero by 2050[93]. Its role in the Local Plan as part of the Net zero carbon new buildings suite of policies should therefore be limited to a mechanism that enables buildings that cannot technically achieve net zero energy balance on site to be 'deemed compliant' with planning policy. This policy limits the role and scope of the offset mechanism to a 'renewable energy offset' with the offset price expressed in £/kWh instead of £/tCO2. This makes it independent from carbon factor changes.

8.44 **Figure 8.2** provides a list of requirements an application would have to meet before being allowed to use offsetting as a planning compliance mechanism. However, the offset mechanism is restricted to funding 'missing' PVs.

Reduced operational energy consumption	**Achieve a Space Heating Demand and an Energy Use Intensity (EUI) lower than the levels required in the Local Plan** (e.g. 30 kWh/m^2 GIA/yr and 40 kWh/m2 GIA/yr respectively for domestic buildings)
Low carbon energy supply	**No gas connection or fossil fuel use on site** (or connection to heat networks using fossil fuels
On-site renewable energy generation	**Achieve a minimum electricity generation intensity compliant with the requirement in the local plan or as a minimum** 50-120kWh/m^2 ground floor area/yr)
Net Zero energy balance	**Annual balance of zero** for the whole development showing predicted energy use and renewable energy generation on-site.

Figure 8.2: List of requirements a planning application would have to meet before being allowed to use offsetting as a planning compliance mechanism.

8.45 Offset contribution will be used to fund PV systems in Cotswold District (or if not feasible then within Gloucestershire) to compensate the renewable energy generation shortfall. Therefore, the offset price should be set at a level which enables the Council to find, manage, fund and deliver these PV systems off-site. This purpose will be defined in the legal agreement related to the permission.

Core Policy 27: Net Zero Carbon New Buildings

All new dwellings shall be designed and built to be Net Zero Carbon in operation. They should be low energy buildings, use low carbon heating, contribute to the generation of renewable energy

on-site, be flexible in terms of energy use and be constructed with low levels of embodied carbon. The delivery of these policy requirements will be supported by appropriate planning condition(s).

Space Heating Demand

Until 31 December 2030, applications for non-domestic buildings and/or new dwelling(s) must include a predictive energy modelling assessment to demonstrate a space energy demand limit of no more than 30 kWh/m^2 GIA/yr.

From 1 January 2031, applications for non-domestic buildings and/or new dwelling(s), must include a predictive energy modelling assessment to demonstrate a space energy demand limit of no more than 20 kWh/m^2yr for detached houses and bungalows, and 15 kWh/m^2yr for all other typologies.

Energy Use Intensity (EUI)

Until 31 December 2030, applications for new dwelling(s) must include a predictive energy modelling assessment to demonstrate an Energy Use Intensity (EUI) of no more than 40 kWh/m^2/GIA/yr.

From 1 January 2031, applications for new dwelling(s), must include a predicative energy modelling assessment to demonstrate an Energy Use Intensity (EUI) of no more than 35 kWh/m^2 GIA/yr.

New non-domestic buildings shall achieve an Energy Use Intensity (EUI) of no more than the following (where technically feasible) by building type or nearest equivalent:

a. warehouses and light industrial units (heated; excluding refrigerated storage units and data centres): 40 kWh/m^2 GIA/yr
b. student/keyworker accommodation: 65 kWh/m^2 GIA/yr
c. higher education teaching facilities, GP surgery: 70 kWh/m^2 GIA/yr
d. offices: 90 kWh/m2 GIA/yr, and
e. care Homes: 150 kWh/m^2 GIA/yr

Applicants must therefore submit predictive energy modelling to demonstrate that the development accords with this target. It is accepted that some sub-classes of building within these categories will unavoidably exceed these limits due to the inherent purpose of the building, for example retail units focussed on groceries or food and beverage which therefore have needs for extensive refrigeration. In such cases, the application should demonstrate how the energy use has been minimised as far as feasible and viable, and compare the predictive energy modelling outcomes to the most relevant energy use intensity limits from the UK Net Zero Carbon Buildings Standard for the anticipated year of building completion.

No Fossil Fuel Use

New developments shall be constructed without connection to the national/central gas grid. All applications shall be submitted with sufficient information to demonstrate this.

New buildings shall be constructed to provide primary sources of space heating, cooling, hot water and cooking by means of non-fossil fuels. All applications shall be submitted with sufficient information to demonstrate this

On-Site Renewable Energy

Renewable energy should be generated on-site for all new developments. All applications for new-build development shall be submitted with sufficient information to demonstrate that the following requirements are met or justification as to why they cannot be technically achieved.

The amount of expected energy generated in a year shall match or exceed the predicted annual energy demand of the building, i.e. Renewable energy generation (kWh/m^2/yr) = or > EUI (kWh/m^2/yr).

When this is not technically possible or viable (as demonstrated by suitable justification) to achieve an energy balance, the amount of renewable energy generated in a year shall be, as a minimum:

e. at least 120 kWh/ground floor area per year for industrial buildings (measured in per square meter of ground floor area), and
f. at least 50kWh/m^2 ground floor area per year for all other building types.

Energy Offsetting

Offsetting will only be accepted as a means to achieving planning policy compliance a last resort if the building is compliant with all other Net Zero carbon buildings policies and in particular if the following conditions have been met:

g. the proposed building must not use fossil fuels on-site
h. it must have a level of space heating demand and Energy Use Intensity (EUI) compliant with the Local Plan, and
i. on-site renewable energy generation (e.g. through PVs) has been maximised and achieves at least 120 kWh/m^2 ground floor area for industrial buildings and 80 kWh/m^2 for other building types.

In these circumstances, the applicant must, within a timescale required within the associated legal agreement, provide a reasoned calculation of the shortfall in renewable energy generation to enable the annual renewable energy generation to match the Energy Use Intensity in kWh. The applicant shall pay to the Council a sum of money equivalent to this shortfall to fund renewable energy installations in the District, or in Gloucestershire, where appropriate.

Large Scale Renewable Energy

8.46 The government's clean energy mission targets achieving a zero-carbon electricity system by 2030, supported by a doubling of onshore wind and a quadrupling of solar deployment[94]. The net zero carbon transition will also require the electrification of home heating and transport, which currently rely largely on fossil fuels[95]. We therefore expect to see a significant rise in demand for electricity and renewable energy in the coming decades.

8.47 Current renewable capacity in the District is dominated by small scale generation sites. At the end of 2022, the District's renewable electricity generation capacity stood at 74MW[96], dominated by solar photovoltaic technology (almost 69MW, from over 1,700 sites, an average of around 40kW per site), and including eight small wind sites with a combined capacity of 200kW[97].

8.48 To assist identifying the potential for supply and demand for renewable and low carbon energy and the impacts this might have on environmental and heritage assets, the Council commissioned a 'Renewable Energy Study[98].

8.49 The National Policy Statement for Renewable Energy Infrastructure EN3 notes the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the national targets for renewable energy supply and emissions reductions. The National Planning Policy Framework asks plans to identify suitable areas for renewable and low carbon energy sources. It states that when determining applications, Local Planning Authorities should support planning applications for all forms of renewable and low carbon development and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.

8.50 In the context of Cotswolds Climate Emergency Declaration, and the importance for the Local Plan to be consistent with the national policy, the Council wants to promote a positive framework for supporting increased renewable energy generation in the District by the end of the Local Plan period in 2043. Therefore, this policy sets out a positive and proactive approach for determining applications and guiding development to the right locations.

8.51 To decarbonise the electricity system by 2030, the government is planning for a major expansion of the distribution network (the local low voltage network) and transmission system

[94] Department for Energy Security and Net Zero (2025) *Clean Power 2030 Action Plan*: https://www.gov.uk/government/publications/clean-power-2030-action-plan

[95] This is especially the case for transport, which is currently 94.5% fossil fuelled (source: DfT transport energy consumption dataset ENV0102) although the share of electric vehicles on the road is growing. For grid electricity, the phaseout of coal and the increase in renewable generation across the UK means that UK fossil fuels only contribute 27% of UK grid electricity generation as of 2025. https://www.neso.energy/news/britains-energy-explained-2025-review

[96] 73.4MW at the end of 2022, per Department for Energy Security and Net Zero Regional Renewable Statistics, Renewable Electricity by Local Authority, https://www.gov.uk/government/statistics/regional-renewable-statistics

[98] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study*: https://cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf

(the high voltage lines and pylons). The National Energy System Operator (NESO) is responsible for identifying and modelling infrastructure requirements and critical grid upgrades through Regional Energy Spatial Plans (RESP) and the Strategic Spatial Energy Plan (SSEP). Where local consents are required for infrastructure upgrades, the council will give weight to the identified need for them.

Renewable and Low Carbon Energy Generation, Storage and Transmission

8.52 This policy sets out the criteria for all standalone renewable energy projects. Some renewable energy proposals are considered Nationally Significant Infrastructure projects (NSIP):

- solar and wind power generating projects of 100MW or above (noting that the solar projects threshold was raised from 50MW as of 31st December 2025), and
- other on-shore power generating projects of 50MW or above, which includes energy storage that is pumped hydro storage. (It does not include battery energy storage).

8.53 Proposals going via the NSIP route can be determined nationally rather than by the Local Planning Authority. These NSIPs are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework and the Development Plan).

8.54 In estimating the future electricity demand of Cotswold District, as set out in **Table 8.2**, the average of the National Grid's Future Energy Scenarios (FES) 2023[99] and the Climate Change Committee's (CCC) 6th Carbon Budget[100] has been used.

Table 8.2: Current and projected Cotswold energy demand.

Sector	Current Cotswold demand (2021, GWh)	Projected Cotswold demand (2050, GWh)
Industry and commercial	195.4	293.7
Residential	222.1	366.0
Road and rail transport	8.3	124.3
Total	**425.8**	**784.0**

8.55 The Renewable Energy Study also analyses several deployment scenarios showing that it would be technically possible to generate sufficient electricity from renewable energy sources within the district to cover the district's energy demand by 2050. However, the technology mixes in the study are for illustrative purposes only, as the deployability of wind turbines and ground mounted solar PV in particular is subject to often complex site-specific constraints that need to be considered on

[99] National Energy System Operator (2025) *Future Energy Scenarios (FES):* https://www.neso.energy/publications/future-energy-scenarios-fes

[100] Climate Change Committee (2020) *6th Carbon Budget*: https://www.theccc.org.uk/publication/sixth-carbon-budget/

a case-by-case basis.

8.56 The Study lists a series of strategic recommendations for renewable energy development, some of which are not planning related (such as renewable energy systems on Council buildings[101] and doing wider community engagement and facilitation of partnerships), as well as recommendations regarding enhanced energy standards for buildings and heat networks which are covered by other policies in this chapter.

Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission

Proposals for renewable and low carbon energy generation, energy storage and distribution networks will be supported where they contribute to generating Cotswold District's electricity demand from renewable sources or alleviate grid constraints and / or allow further renewable developments to be deployed.

Proposals will need to meet all the following requirements:

a. commercial-led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme subject to viability
b. there are appropriate plans and a mechanism in place for the removal of the technology at the end if its useful lifespan, and restoration of the site to its original use or an acceptable alternative use, and
c. they are compatible with surrounding land uses.

Proposals for renewable energy that affect the Cotswolds National Landscape or Special Landscape Areas must demonstrate the benefits of development outweigh harm to the designated area or its setting.

Proposals for battery and other energy storage systems and balancing plant will be permitted where the visual impact of associated development and plant is minimised or mitigated, and safety, and/ or noise risks are adequately managed or mitigated. Balancing plants that increase the District's carbon emissions, for example those that burn fossil fuels directly, will be refused unless it can be demonstrated by the applicant that the objectives of the proposal could not feasibly be met by alternatives such as battery storage.

Identifying Suitable Areas for Wind and Solar Developments

8.57 The Renewable Energy Study also incorporates a Landscape Sensitivity Assessment (LSA) for Renewable Energy Development to help identify areas of potential suitability for wind and solar

[101] However, renewable energy systems on Council buildings may be a suitable avenue to effectively spend any offsetting payments raised from developers in accordance with the separate policy on net zero carbon new buildings.

energy. This study comprises the evidence base for initial identification of potentially suitable areas for wind and solar energy by combining the results of the assessment of technical potential with the assessment of landscape sensitivity.

8.58 The assessment of technical potential within the Renewable Energy Study identifies areas where wind and solar can 'technically' be delivered in the District based on a number of assumptions regarding the key opportunities such as levels of wind speed or solar irradiance, and the potential constraints to development, i.e. nature conservation designations, heritage designations, physical constraints (slope, built development etc). In line with National Planning Practice Guidance, the assessment approach was based on the former Department of Energy and Climate Change (DECC) Renewable and Low-Carbon Energy Capacity Methodology: Methodology for the English Regions (2010) but was updated and refined to take account of local circumstances within the District where appropriate. Full details of the assumptions used to identify the technical potential within the District are set out in the Renewable Energy Study[102].

8.59 Different landscapes present different opportunities for renewable energy, and the Landscape Sensitivity study identifies which landscape character types within the district are more or less sensitive to different scales of wind energy and ground mounted solar PV developments[103].

8.60 The Landscape Sensitivity Assessment considered the suitability of different turbine heights (to blade tip) as set out in **Table 8.3**.

Table 8.3: Wind energy development sizes

Turbine scale banding	**Turbine Height (to blade tip)**
Small wind installation	26m to 60m
Medium wind installation	61m to 99m
Large wind installation	101m to 150m
Very large wind installation	151m to 200m

8.61 The size of solar energy development can also differ greatly in terms of power output and area covered. Schemes in the UK range in area from less than 1 hectare, up to well over 100 hectares. The sizes considered in the Landscape Sensitivity Assessment are set out in **Table 8.4**.

Table 8.4: Solar PV development sizes

Solar PV scale bandings	**Solar PV size (hectares)**

[102] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study*: https://cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf
[103] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study*: https://cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf

Small solar PV installation	1 to 5 hectares
Medium solar PV installation	5 to 20 hectares
Large solar PV installation	20 to 50 hectares
Very large solar PV installation	50 to 120 hectares

8.62 The Landscape Sensitivity Assessment provides overall scores of landscape sensitivity for the different scales of solar PV and wind energy developments within different landscape character types, which are set out in **Table 8.5**.

Table 8.5: Landscape sensitivity

High	Key characteristics and qualities of the landscape are highly vulnerable to change from wind and solar energy development. Such development is likely to result in a significant change in character.
Moderate/High	Key characteristics and qualities of the landscape are vulnerable to change from wind and solar energy development. There may be some limited opportunity to accommodate wind turbines/ solar panels without significantly changing landscape character. Great care would be needed in siting and design.
Moderate	Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape may have some ability to absorb wind and solar energy development, it is likely to cause a degree of change in character. Care would be needed in siting and design.
Low/Moderate	Fewer of the key characteristics and qualities of the landscape are vulnerable to change. The landscape is likely to be able to accommodate wind and solar energy development with limited change in character. Care is still needed when siting and designing to avoid adversely affecting key characteristics.
Low	Key characteristics and qualities of the landscape are robust in that they can withstand change from the introduction of wind turbines and solar panels. The landscape is likely to be able to accommodate wind and solar energy development without a significant change in character. Care is still needed when siting and designing these developments to ensure best fit with the landscape.

8.63 While the Landscape Sensitivity Assessment results provide an indication of landscape sensitivity, they are not definitive statements on the suitability of individual sites for a particular

development. All proposals will need to be assessed on their own merits through the planning process in accordance with the criteria set out in the policies in this chapter.

Renewables and the Cotswold National Landscape

8.64 A significant proportion of the District (80%) is within the nationally designated Cotswolds National Landscape (CNL) where National guidance states that great weight should be given to conserving and enhancing landscape and scenic beauty. A smaller area of the District falls within Special Landscape Areas that have been identified to protect the setting of the CNL and these areas should be considered in the same way as for the CNL.

8.65 Notwithstanding this, the Council acknowledges that if its targets for renewable energy deployment are to be met, some renewable energy development, in keeping with the special qualities of the CNL, will be necessary. The contribution of proposals to meeting the Council's renewable energy deployment targets, carbon reduction targets and other benefits will be weighed against the landscape and other impacts of the development on a case-by-case basis. In terms of wind energy, there will be a presumption against such development in areas of high landscape sensitivity within the Cotswolds National Landscape, as identified by the Landscape Sensitivity Assessment in the Renewable Energy Study.

Wind Energy Development

8.66 Government policy requires local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources including the identification of suitable areas for renewable and low carbon energy sources. Local Plans should identify suitable areas for such development and set out the factors that will be taken into account when considering individual proposals within these areas.

8.67 In 2020, onshore wind energy was recognised in a report by the Department for Business, Energy & Industrial Strategy as being one of the cheapest forms of energy generation (including conventional generational sources)[104].

Core Policy 29: Wind Energy Development

Wind energy development proposals will be permitted where they:

a. avoid or adequately mitigate shadow, flicker, noise and adverse impact on air traffic operations, radar and air navigational installations
b. do not have an unacceptable overbearing effect on nearby settlements, and

[104] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study Appendix B*: https://cotswold.gov.uk/media/ujojs1cb/appendix-b-renewable-energy-assessment-figures.pdf

c. do not lie within an area of high landscape sensitivity, including within the Cotswolds National Landscape or Special Landscape Areas.

Wind energy proposals are more likely to be permitted where they:

d. are in locations with technical potential for wind and in areas of lower landscape sensitivity (for the scale of turbine(s) under consideration) as identified on the Energy Opportunity Maps (Appendix B of the Renewable Energy Study[105])
e. are for the repowering of an existing wind turbine / farm, or
f. they comprise community energy schemes as defined in **Core Policy 31**.

Proposals should clearly demonstrate that the scale of the development is appropriate to the site, the benefits of the development outweigh any harm to the local community.

Roof-Mounted and Ground Mounted Solar Arrays

8.68 Ground mounted solar arrays (also known as solar farms/solar fields) can make a significant contribution to the amount of renewable energy generated in the District.

8.69 The nature of the District means that arrays should be sited on land of lower agricultural quality and which is not functionally linked to protected sites (SACs, SPAs and SSSIs) and does not disrupt opportunities for Nature Recovery and areas identified for and/or delivering Biodiversity Net Gain.

8.70 In addition, ground-mounted solar arrays can provide benefits to biodiversity and soils by providing an undisturbed area that can host a rich variety of species and rest core soil nutrients. Solar arrays can also retain agricultural uses such as sheep grazing and can support rural businesses and the rural economy.

8.71 In many cases roof-mounted solar photovoltaic (PV) panels are now permitted development. Where planning permission is required, solar arrays should be designed to complement the aesthetic of the host building. Consideration of character should inform design choices in line with relevant Local Plan policies. Designing solar arrays as a complementary part of a building can enable the PV arrays to complement the aesthetic of a building or development and need not compromise the character of protected areas such as Conservation Areas provided proposals are consistent with **Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels.** When designing building mounted solar arrays, consideration should be given to aesthetics and character in design choices in line with the Cotswold Design Code[106]. As detailed in **Core Policy 27,** the appropriate use of micro-renewables in properties with heritage value and within Conservation Areas will be supported where they demonstrate that they are consistent with the

[105] https://cotswold.gov.uk/media/ujojs1cb/appendix-b-renewable-energy-assessment-figures.pdf

[106] Cotswold District Council (2026) *Design Code*: https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

energy hierarchy and minimise harm to the heritage significance of the building. The Council strongly supports the deployment of solar PV panels on industrial and commercial rooftops, most of which will not require planning permission.

Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels

Development proposals will be supported and encouraged in principle where planning permission is required for building-mounted solar thermal and photovoltaics panels and the development of solar arrays over car parks, including within Conservation Areas, subject to the criteria set out below:

In addition, ground mounted solar energy development proposals will be permitted where they:

a. avoid the loss of hedgerow and woodland connectivity unless appropriately mitigated
b. avoid the loss and deterioration of UK priority habitats (as shown on the Policies Map)
c. meet current best practice guidelines and standards on protection and enhancement of biodiversity, and
d. are supported by a Glint and Glare Assessment which demonstrates how the location and orientation of solar panels will not have an adverse impact, cumulatively or in isolation, on sensitive receptors, such as residential dwellings, highways users and aviation paths.

Ground mounted solar energy proposals are more likely to be permitted in locations with technical potential for solar and in areas of lower landscape sensitivity (for the size of development under consideration) as identified on the Energy Opportunity Maps (Appendix B of the Renewable Energy Study[107]).

Community Renewable Energy Schemes

8.72 **Core Policy 31** supports the delivery of community led renewable energy schemes, the broader community involvement that they bring and the social and economic benefits they deliver for local communities. This follows with the approach set out in the government's Clean Power Plan and Local Power Plan which plans for a major expansion of community energy sector, with the potential for the sector to contribute up to 8GW of clean, homegrown energy. The policy recognises there is a spectrum of ownership models, from 100% community owned projects, joint ventures with the private sector, through to predominantly private enterprises, albeit still offering a minority proportion of community ownership.

8.73 Communities should feel tangible and enduring benefit from their role in creating a low-cost, clean energy system. Such benefits can include both monetary (in-cash) and non-monetary (in-kind) contributions that improve the local economy, society, and environment. For example, community benefits could include funding to support community projects, funding to support community priorities such as local tourism, education and skills development opportunities, or in-

[107] Centre for Sustainable Energy (2025) *Cotswold Renewable Energy Study Appendix B*: https://cotswold.gov.uk/media/ujojs1cb/appendix-b-renewable-energy-assessment-

kind benefits, such as direct investment in local infrastructure or donation of equipment. They are additional to the intrinsic benefits that come from development and construction, such as local employment opportunities.

8.74 'Community ownership' is defined as where a community group is provided with the opportunity to make an investment in a commercially owned renewable energy project. Arrangements where local residents, community groups, or public bodies have a direct ownership stake in renewable energy infrastructure, enabling them to participate in decision-making and share in the financial and social benefits generated by the project

Core Policy 31: Community Renewable Energy Schemes

Proposals for community renewable schemes will be supported where evidence of community support or community benefits can be demonstrated, with administrative and financial structures in place to deliver / manage / own the project and any income from it. The host community, or communities, must maintain an enduring legal interest in the operation and governance of such schemes.

Encouragement will be given to schemes to provide for a community benefit in terms of profit sharing or proportion of community ownership. If community ownership is not viable, community benefits should go directly to community organisations and be reinvested into projects that improve the local economy, society, and/ or environment.

Low Carbon Heat Networks

8.75 Heat networks are a means of distributing heat at scale around a group of buildings. Heat networks are normally more suitable for high-density developments (e.g., multistorey blocks of flats in an urban area). Although Cotswold District is not an urban authority or an area with many multi-storey apartment blocks, there may be situations where fifth generation heat networks[108] can provide a low carbon heating option where individual systems are unsuitable. For example:

- blocks of flats where there may not be space for individual air source heat pumps, and
- compact town centres where heat pumps cannot be physically accommodated at the property.

8.76 Additionally, heat networks can provide opportunities to reuse heat from sources where it would otherwise be wasted, such as data centres or refrigerated premises, which need to reject a lot of heat.

8.77 It is therefore important that where a low carbon heat network is provided within a development, it is done so in a sustainable and climate friendly way.

[108] Fifth generation or ambient loop heat networks operate at low temperatures between 10°C and 30°C. One benefit of this low-temperature operation is that multiple water-source heat pumps can be used on the network. They can use the network as a heat source or a heat sink, depending on the demand for heating or cooling.

8.78 The following provides a list of heat sources that are compatible / not compatible with net zero.

8.79 Heat sources compatible with net zero:

- heat pumps, due to decarbonisation of the electricity grid. These can use air, ground, or water as a heat source
- geothermal energy, which can be used directly or as a heat source for heat pumps in some locations
- industrial processes that do not rely on combustion fossil fuels such as refrigeration, data centres, electricity substations, and subways, and
- wastewater, which can be relatively warm due to discharge of hot water into drains that can provide a heat source for heat pumps.

8.80 Heat sources not compatible with net zero:

- fossil gas boilers (although it is less common, some networks may use standalone fossil gas boilers)
- fossil gas fired combined heat and power (and other fossil fuel based thermal power generation) these systems usually also have gas boilers to provide a significant part of the heat demand in winter
- unabated waste to energy (these municipal waste incineration plants generate electricity with hot water as waste, through incineration), and
- industrial processes that release large amounts of greenhouse gases such as cement, lime, and iron and steel production.

Core Policy 32: Low Carbon Heat Networks

Applications proposing to use low carbon heat networks will be permitted where it is demonstrated that:

a. the proposed heat source(s) is/are genuinely low carbon, and net zero compatible (Building Regulations Part L emission factors will not be acceptable)
b. the proposal will not use the following heat sources: oil boilers, fossil gas boilers, fossil gas-fired combined heat and power (CHP), unabated biomass or unabated energy from waste
c. their heat distribution flow will be below 30°C*
d. the proposal complies with CIBSE / Association for Decentralised Energy CP1 Heat Network Code of Practice, and
e. the proposal is registered with the Heat Trust's voluntary consumer protection scheme.

Chapter 9: Transport

Introduction

9.1 This chapter sets out our policies to help ensure that development reduces the need to travel, where possible, supports healthier and lower-carbon travel choices, and manages residual transport impacts in a way that reflects the transport hierarchy and the District's wider climate, health and place-making objectives.

9.2 The strategic context for transport planning in the District is set out in the Gloucestershire Local Transport Plan (2020-41)[109] prepared by the County Council as Local Highway Authority with which all development proposals will need to align and be assessed against. A central objective of the LTP is to deliver a 'resilient transport network that enables sustainable economic growth providing door-to-door travel choices'. It is important the Local Plan is read alongside the Local Transport Plan and its associated guidance so that land use and transport planning work are considered together from the outset.

9.3 Cotswold is a large and predominantly rural district and local evidence shows that transport presents some challenges for the District. The 2023 Cotswold Transport Decarbonisation Study found that transport accounts for 45.4% of local emissions, that transport-related carbon emissions per person are around 60% higher than the England average, and that 95% of transport emissions come from cars, vans and light goods vehicles[110]. Census evidence also points to high car availability, with only 11% of households having no car or van. This is why the majority of development proposed by this Local Plan is located on large strategic sites, in locations that have, or can be made to have, good sustainable connectivity between the development, and the larger settlements, such as Cirencester. However, it also means that for more local and smaller scale development, a realistic and place-based approach to transport decarbonisation and travel behaviour change, is needed.

9.4 The evidence shows that different parts of the District have different levels of access to services and public transport, so the mix and balance of transport measures will vary between Cirencester, strategic site allocations, Principal and Non-Principal settlements and more dispersed rural settlements/ open countryside.

9.5 To support net zero or low carbon growth within the District, the strategic site allocations identified in this Plan maximise opportunities for accessing sustainable travel choices. These include rail and bus services and ensuring the sites are close to key local services that are also accessible by walking, cycling and wheeling.

9.6 The policies in this Chapter support the 'decide and provide' approach to shape the future of development and transport infrastructure in the District. This approach ensures that sustainable transport is the preferred mode for transport, wherever practical, and the supply

[109] Gloucestershire Local Transport Plan 2020-2041, Gloucestershire County Council, last revised March 2021Add full reference.

[110] Cotswold District Transport Decarbonisation Study, City Science, October 2023Add full reference.

of sustainable transport modes, including walking, cycling and wheeling, will usually be prioritised.

9.7 This chapter includes the following policies:

- **Core Policy 33: Sustainable Transport & Connectivity**
- **Core Policy 34: Assessing and Managing Transport Impacts**
- **Core Policy 35: Active Travel: Walking, Cycling & Wheeling**
- **Core Policy 36: Healthy, Safe and Inclusive Design**
- **Core Policy 37: Public Transport, Shared Transport and Interchanges**
- **Core Policy 38: Our Kerbside Space and Parking**
- **Core Policy 39: Electric and Low Emission Vehicles, and**
- **Core Policy 40: Aerodrome Safeguarding.**

Sustainable Transport & Connectivity

9.8 **Core Policy 33: Sustainable Transport and Connectivity** establishes the overarching approach to transport in this Local Plan. In a rural district, transport outcomes are shaped partly by where development is located, and also the mix of uses it contains, and the way the streets, routes and spaces are arranged. If new development is poorly connected or laid out from the outset, it becomes harder to change travel patterns in the longer term.

9.9 The District's rural character, dispersed pattern of many settlements and varied quality of public transport mean that not every place can achieve the same level of modal shift. Even so, the evidence shows that a "do everything" approach will be needed to deliver the District's climate objectives in line with the Climate Change Act 2008. This is why the new strategic development supported by this Local Plan is directed to the most sustainable locations, or to locations that can be made substantially more sustainable through planned investment, and should support a pattern of growth that reduces the need to travel**,** and shortens trip lengths wherever possible. This includes improving inclusive access to everyday services, local employment, schools, public transport and community facilities.

9.10 Sustainable transport infrastructure and services need to be in place early if they are to shape travel behaviour. So, new development should be 'plugged in' to existing networks as soon as is reasonably practicable, and early enough to influence first occupation and establish lower-carbon travel patterns from the outset. In many cases**,** sites will require off-site measures as well as good on-site design. This will often include walking and cycling links, public transport facilities, and improvements to the wider transport network needed to connect a site to key destinations and address adverse impacts.

9.11 Mobility hubs will play an important role in delivering this integrated approach to sustainable transport on strategic site allocations. Located in accessible, well-connected parts of new development, particularly in close proximity to local centres, community facilities and higher-density areas, mobility hubs will provide a focal point for a range of shared and public transport options. By co-locating services such as bus stops, cycle hire, secure cycle parking, cargo bike facilities and car club vehicles, these hubs will make it easier for residents to access low-carbon travel choices in a convenient and legible way. They will also support first- and

last-mile connections to the wider public transport network, helping to reduce reliance on private car use.

Core Policy 33: Sustainable Transport & Connectivity

Development proposals should support and, where appropriate, deliver measures identified in the Gloucestershire Local Transport Plan (2020-41) (or any subsequent Local Transport Plans), Local Cycling, Walking Cycling Infrastructure Plans and other area travel plans within the District. Proposals should demonstrate how they will work with Gloucestershire County Council to ensure that transport improvements contribute positively to the attractiveness and safety of our places, enhance quality of life, and respond sensitively to our natural and historic environment.

The **Area Strategies** (**Chapters 5**, **6** and **7** in this Plan) and the Infrastructure Delivery Plan identify specific schemes addressing sustainable transport and connectivity. All strategic developments set out in **Chapter 4** and the **Area Strategies** will be expected to provide direct bus access, rapid electric charging points and a shared mobility scheme, along with all of the identified requirements set out in the Site Development Frameworks (**Appendix B**) and other policies in this Plan, as well as local and national design guidance, including Manual for Gloucestershire Streets.

Sustainable modes of transport should be prioritised in new developments to promote accessibility and integration with the wider community and existing networks. Priority should be given to cycle and pedestrian movements and providing access to public transport including the provision of new bus services or enhancing existing bus services.

Strategic allocations will deliver mobility hubs in accessible locations which are close to community facilities on site and provide sustainable connections to wider services. These mobility hubs will provide access to bus services in a convenient location including provision for measures included in the shared mobility scheme such as cycle hire, cargo bikes, and a development wide car club.

Development proposals should provide the following sustainable measures, proportionate to the scale of development:

a) maximise the incorporation of bus service provision and supporting infrastructure, including the enhancement of existing services, demonstrating how proposed bus services will operate, including routing, vehicle tracking, turning provision, frequency assumptions and long-term viability
b) promote walking and cycling by ensuring movement proposals give first priority to pedestrians and cyclists in the use of road space and provide for filtered permeability
c) deliver an improved environment for pedestrians and cyclists in accordance with Gloucestershire County Council and where possible LTN 1/20 standards (or any replacement standards) including measures for the reduction of conflict with motor vehicles. Provision should be inclusive and address disabled users and those with mobility needs
d) ensure that existing pedestrian and cycling routes and Public Rights of Way are retained as continuous linear features and improved where appropriate

e) identify key pedestrian and cycling routes and their destinations and assess existing and predicted active travel movements to, through and from the site. They should provide safe, direct, and attractive routes that accommodate these movements and will be encouraged to support additional active travel movements
f) reduce road danger from other transport modes
g) ensure the provision of cycle parking and active travel in line with Gloucestershire County Council latest guidance, and
h) cycling and walking routes should be planned, where possible, as part of the network of multi-functional green infrastructure.

Where off-site infrastructure is required, proposals should be supported by a clear strategy for and evidence of their deliverability, including their funding and the availability and control of the land required to facilitate delivery. Transport infrastructure will be required to be delivered prior to or early in occupation, through phasing plans and triggers secured via planning obligations.

Assessing and Managing Transport Impacts

9.12 This policy explains how transport impacts should be assessed, managed and monitored. The Council expects the transport implications of development to be addressed in a proportionate but robust way, taking account of both negative impacts and opportunities to secure positive change such as modal shift, network improvements and better public realm. The purpose of assessment is not only to quantify traffic, but to demonstrate how the transport strategy for a site responds to the wider vision of the Plan and the realities of the local network. Assessments should use appropriate modelling software and apply realistic trip generation and mode share forecasts, which reflect the District's rural context.

9.13 The transport impact of new development should therefore be fully assessed to ensure that proposals are safe, well connected to the existing movement network and do not cause unacceptable harm to amenity, environmental quality or the efficient operation of the network. The National Planning Policy Framework requires the response to be proportionate, and makes clear that development should be refused on transport grounds only where the residual cumulative impacts are severe, taking into account all reasonable future scenarios. In this context, 'residual' means after mitigation has been applied. This makes it especially important that proposals properly consider sustainable transport interventions and demand-management measures before seeking additional highway capacity for lower-priority road users.

9.14 The need for a Transport Statement, Transport Assessment, Travel Plan or related evidence will depend on the nature, scale and location of the proposal. Existing congestion, air quality concerns, heritage sensitivity, impacts on designated nature sites, heavy vehicle generation, parking demand and cumulative impacts may all justify a greater level of assessment, even where a proposal is not large in floorspace or dwelling numbers. The Council will expect applicants to engage early with the relevant highway and transport authorities on the scope of assessment and to make best use of available evidence, tools and guidance, including

Gloucestershire guidance, the Department for Transport Connectivity Tool and Active Travel England's planning assessment toolkit where relevant.

9.15 Mitigation should be vision-led and should reflect the transport hierarchy. Where measures are needed, improvements to walking, wheeling, cycling, public transport, shared transport and travel behaviour should be considered before schemes that principally assist the movement of private motor vehicles. Proposals should demonstrate that sustainable transport measures alone are sufficient, or identify necessary highway interventions where they are not. Assessments should also address servicing and freight, environmental effects such as air quality and noise, and how schemes will respond to climate change and extreme weather over time. The Council will expect a 'monitor and manage' approach where appropriate, including suitable monitoring, review points and fallback measures if the initial package of transport interventions does not deliver the expected outcomes.

9.16 The promotion of Travel Plans is essential to encourage residents and employees to make use of sustainable transport networks, and to inform them of the travel choices available. A key element of this is the marketing and promotion of public transport, cycling, wheeling, walking and shared transport. Travel Plans should be informed by Gloucestershire County Council guidance[111] and include the following:

- identification of and delivery mechanisms for the sustainable transport interventions, behavioural changes and travel planning mechanisms required to ensure the development reduces carbon emissions to become net zero and achieve modal split targets
- proposals for the appointment of a Travel Plan Coordinator
- the provision of Travel Packs for new residents including information on public transport discounts, bike/ e-bike/e-scooter hire schemes, car clubs and car sharing schemes
- proposals for digital active and sustainable travel information to be made available to all residents and occupiers across the development and to be regularly maintained and updated, and
- an action plan setting out specific actions, timelines and targets to be monitored and reviewed annually.

Core Policy 34: Assessing and Managing Transport Impacts

Development should generally be located close to key services and facilities (other than where consistent with exception policies included in this Local Plan or national policy), to promote walking, wheeling and cycling; and where there is an appropriate level of public transport accessibility and sufficient public transport capacity to accommodate the proposed increase in the number of trips, or where capacity can be increased to an appropriate level through contributions, or other infrastructure funding. The delivery of proposed infrastructure schemes should be fully evidenced through engineering feasibility, highway safety compliance, land control, funding and include clearly defined timing of delivery within the Plan period.

[111] Add Reference.

Developers will be required to submit a Transport Assessment and/ or a Transport Statement to assess the potential impacts of development in line with the thresholds set out in the Gloucestershire County Council latest guidance.

Transport Assessments, Transport Statements and Travel Plans will be required to demonstrate how opportunities for active sustainable travel have been maximised and to provide adequate mitigation measures to effectively address the likely transport impacts. Mitigation measures should be realistic and technically evidenced in terms of deliverability and costed. Where that mitigation relates to matters that can be addressed by management measures, the mitigation should be accompanied by the preparation of a Travel Plan.

Development proposals should:

a) prioritise active travel over the use of the car, including providing walking, wheeling and cycling connections to key services in the settlements and the permeability and accessibility to existing settlements
b) contribute towards the improvements of all sustainable modes of transport including public transport and the improvement and delivery of walking and cycling routes that serve the site. This could be achieved through the design of development and/ or through financial contributions appropriate to the scale and impact of the development
c) limit motor vehicle trips and where necessary identify and deliver highway safety measures at and around the development site, including temporary measures during the construction phase. These measures should reduce road danger and facilitate safer movements for all users and transport modes. Assessments should be evidenced through realistic trip generation and mode share forecasts, reflecting where appropriate the district's rural context
d) implement shared mobility schemes including the provision of electric car club vehicles, hire bicycles and e-cargo bikes, where appropriate. Such schemes are to be supported by evidence of likely uptake and cannot be relied upon as primary mitigation, and
e) comply with the latest guidance on design, parking provision, servicing facilities and electric charging infrastructure.

Proposals to improve or provide new public transport infrastructure and facilities will be supported subject to:

f) being acceptable in terms of the impact on the environment including landscape, townscape, public realm and amenity of adjoining areas
g) being designed to be safe, convenient, attractive and accessible for use especially for vulnerable users including lone females, young adults, people with disabilities and specific mobility needs, and
h) providing adequate secure cycle parking and ease of access on foot, including consideration of pedestrian desire lines.

Travel Plans

All developments that generate significant amounts of movement will be required to produce a Travel Plan having regard to the thresholds in the Gloucestershire County Council published guidance.

Active Travel: Walking, Cycling & Wheeling

9.17 Active travel is a key component of sustainable transport planning, as it has a number of benefits for individuals, communities, and the environment. Planning for active travel leads to healthy and attractive places and reduces the number of short trips made by car. It supports access to day-to-day services, allows more people to remain independent for longer, and contributes to the character and vitality of towns, villages and neighbourhoods. It is also one of the most affordable forms of transport, helping to reduce household travel costs and support overall living affordability, which is particularly important in enabling people to access and sustain a home in the District. **Core Policy 35: Active Travel: Walking, Cycling & Wheeling** therefore, places active travel at the heart of the movement strategy for new development, with a particular focus on making these modes the easiest and most attractive choice for shorter everyday journeys.

9.18 This requires more than the provision of isolated paths or cycle stands. Developments should be planned around direct, safe, coherent and overlooked routes to the destinations people are most likely to use regularly, including schools, shops, community facilities, open spaces, employment areas and public transport stops. Walking, wheeling and cycling routes should be at least as direct as those for cars and, where possible, more direct. Site boundaries and layouts should be permeable to active travel at regular intervals, and schemes should connect within existing communities and enable future connections to neighbouring land where that would improve connectivity over time.

9.19 The Council will expect developers to submit scaled drawings and sufficient supporting technical evidence to demonstrate that proposed improvements to the walking, cycling and wheeling networks are safe, achieve the required level of directness, and are fully deliverable in accordance with Gloucestershire County Council design guidance. Improvements must be capable of delivery within land under the developer's control or within the public highway, and be supported by appropriate funding arrangements and a delivery programme commensurate with the development.

9.20 The District's evidence base points to the need for different approaches in different places. Central Cirencester has the greatest potential for everyday walking and cycling, but there are also significant opportunities in the other Principal and Non-Principal settlements, and at our strategic development sites, where improvements to routes to schools, centres, employment areas and public transport can reduce dependence on short car trips. In the more rural parts of the District, opportunities may be more dispersed and may rely more heavily on targeted connections between settlements, public rights of way, National Cycle Network links and routes to key hubs. Existing public rights of way and green infrastructure corridors are

therefore important assets and should, wherever possible, be protected, enhanced and integrated with wider active travel networks.

9.21 The Council will also expect active travel provision to be supported by the facilities that make active travel practical in day-to-day use. This includes secure, convenient and well-located cycle and micromobility parking, rest points, appropriate lighting, shading and, where needed, improved crossings or route treatments on and off site. Further detail on parking and related facilities is set out in **Core Policy 38: Our Kerbside Space and Parking**.

Core Policy 35: Active Travel: Walking, Cycling & Wheeling

Development proposals should be planned around a network of safe and accessible walking, wheeling and cycling routes where dedicated traffic free links make walking, wheeling and cycling the preferred choice for day-to-day trips, encourage sustainable travel, and support healthy and active lifestyles.

Proposals for the delivery of public realm improvements and infrastructure will be supported where they are designed to create attractive places that make walking, wheeling and cycling safer, healthier, and more attractive, facilitating modal shift to active travel as the natural first choice for journeys. All active travel infrastructure should be deliverable within the highway boundary or secure land and be designed to avoid conflicts with motor traffic.

All development and infrastructure proposals should:

a) deliver an improved environment for pedestrians and cyclists appropriate to the scale and nature of the proposal. Provision should be inclusive and address disabilities and particular mobility needs and take account of those who cannot or choose not to drive
b) identify key pedestrian and cycling routes and their destinations and assess existing and predicated active travel movements to, through and from the site. They should provide safe, direct, and attractive routes that accommodate these movements and will be encouraged to support additional active travel movements
c) facilitate high quality routes for active travel to schools including supporting the introduction of school streets and enhancing walking access and permeability to schools
d) reduce road danger from other transport modes
e) enable and contribute towards improvements and delivery of local and strategic active travel routes and links as identified in the **Area Strategies** and associated Infrastructure Delivery Plan, and
f) all highway interventions should be supported by evidence demonstrating safe junction design, visibility splays and appropriate crossing provision.

Healthy, Safe and Inclusive Design

9.22 This policy concerns the quality of streets and movement spaces, and the relationship between movement and place. Streets are not simply corridors for traffic: they are part of the

public realm, they shape first impressions of a development, and they influence whether people feel safe and comfortable walking, wheeling, cycling, waiting for public transport, meeting others, or accessing homes, shops and services. The design of new streets and changes to existing streets should therefore respond to the context of surrounding uses and the balance of activities that the street should accommodate, rather than being designed solely around the efficient movement of vehicles. Proposals should demonstrate how the design has balanced place and movement functions, taking account of the role of the street, highway safety, accessibility and the operation of the wider transport network. These considerations should be addressed alongside those set out in **Core Policy 69: Good Design Outcomes and Processes.**

9.23 Good design also means inclusive design. Streets, crossings, footways, cycle facilities, parking areas, public transport stops and interchange spaces should work for people of different ages and abilities, including disabled people and those with reduced mobility. The Council will expect proposals to have regard to relevant local and national guidance, including the Manual for Streets and the Manual for Gloucestershire Streets, and to demonstrate how the needs of people walking, wheeling and cycling have been considered alongside the needs of other users. Good natural surveillance, clear lines of sight, simple wayfinding and comfortable walking distances can all contribute to safer and more inclusive environments.

9.24 Street design also has an important role in supporting healthier, quieter and lower-speed environments. Where streets have a significant place function, or where there is regular movement of pedestrians and cyclists, including around homes, schools and community facilities, the design should help reduce vehicle speeds and create conditions in which active travel feels normal and safe. This may involve lower design speeds, tighter junction geometry, raised tables, better crossings, street trees, seating, shade and a more generous public realm. The Council will also expect the design of streets and spaces to take account of climate resilience and biodiversity, for example through planting, sustainable materials and layouts that can accommodate shade, drainage and surface water management without undermining accessibility. Where speed management measures are proposed, applicants should demonstrate that they are appropriate to the function and context of the street and are supported by relevant design evidence and guidance.

Core Policy 36: Healthy, Safe and Inclusive Design

The design of new streets and works within existing streets, including site accesses for all modes, will have regard to the up-to-date national and local guidance to include Manual for Gloucestershire Streets (or updates to it)[112]. In all cases it will be:

a) inclusive
b) safe
c) healthy
d) reliable and support the economy
e) resilient and sustainable, and
f) protect and enhance the natural and built environment

[112] Add Reference.

The design of these streets will:

g) respond to the context, and the activities and demands which result from the buildings and land uses adjacent to them, as well as the movement demands along and across them
h) provide connectivity to the wider multi-modal transport network
i) provide appropriate kerbside, crossing, parking, pedestrian, cycle, micromobility and vehicle facilities, as required by adjacent land uses and the wider movement network. This includes on street seating at frequent intervals, shade, interchange, parking and loading facilities
j) support the delivery of local character and biodiversity net gain, including through the appropriate use of materials and planting
k) support social contact and placemaking, including through the overall design of streets, provision of pocket spaces and public realm, and
l) take account of the need to reduce carbon impacts and be resilient to climate change. This could include using low carbon materials and ensuring materials can withstand climate impacts, including higher temperatures and flooding.

Public Transport, Shared Transport and Interchanges

9.25 Public transport cannot usually be retrofitted successfully once a development pattern is fixed. **Core Policy 37: Public Transport, Shared Transport and Interchanges** therefore requires public transport, shared transport and interchanges to be considered from the outset, as part of a vision-led approach to masterplanning and design. The way a development is laid out, the position of accesses, the routeing of streets, the location of higher-density uses, and the quality of routes to stops and stations will all influence whether public transport becomes a realistic option for residents, employees and visitors. Development proposals will be expected to demonstrate how their overall transport vision supports public transport use and how the location, mix of uses, layout and design contribute to achieving mode shift away from private car travel. This includes delivery and funding over the longer term.

9.26 This is particularly important in Cotswold District because public transport provision is uneven. The 2023 Transport Decarbonisation Study notes that bus provision is predominantly arterial, that rural coverage is limited, and that there are only two rail lines in the District with one station on each, at Kemble and Moreton-in-Marsh[113]. This does not reduce the importance of public transport; rather, it means that development needs to be aligned, as far as possible, with existing corridors, hubs and new service opportunities, and that developer contributions may be needed to help improve frequencies, passenger facilities, interchange or route connectivity or deliver new services or facilities.

9.27 Public transport should also be understood more broadly than conventional fixed-route bus services alone. In some locations, particularly in rural areas, demand-responsive transport like The Robin, community transport, rail connections, coach services, taxis and private hire can all

[113] Cotswold District Transport Decarbonisation Study, City Science, October 2023Add full Reference.

play an important supporting role in improving travel choice and widening access to jobs and services. The Council will therefore expect proposals to consider the most appropriate mix of public and shared transport for the site and its context, rather than relying on a single mode or assuming that the private car is the only realistic option. Where conventional public transport services are unlikely to be viable or sufficient on their own, proposals should demonstrate how alternative and shared transport services will contribute to meeting travel needs.

9.28 Good public transport depends on the quality of access to it. The routes between homes, workplaces and public transport stops or stations need to meet the same standards of safety, directness, comfort, inclusivity and attractiveness that the Plan expects for walking, wheeling and cycling more generally. Stops, waiting areas and interchange points should be located and designed so that they are convenient, legible, safe and attractive to use, with appropriate information, shelter and lighting, and, where relevant, opportunities for cycle and wheeling parking and interchange with other modes. Development should be designed to minimise walking distances to public transport and maximise the proportion of homes and businesses located within a reasonable walking distance of stops, stations and interchange hubs. Stops, waiting areas and interchange points should be located and designed so that they are convenient, legible, safe and attractive to use, with appropriate information, shelter and, where relevant, opportunities for cycle parking and interchange with other modes. Interchange facilities should be proportionate to their role and function and provide an attractive environment for onward travel by public transport, walking, wheeling and cycling.

9.29 For development generating significant travel demand, the Council will expect public transport provision to be planned around services capable of achieving a meaningful shift away from private car use. This includes ensuring that development is located and designed to support frequent and direct services, that the majority of users are within convenient walking distance of public transport, and that appropriate infrastructure, interchange facilities and service enhancements are delivered where required.

Core Policy 37: Public Transport, Shared Transport and Interchanges

Development proposals are required to consider public transport from the earliest stages of development, and must articulate a vision for the development that facilitates and encourages public transport (as part of the vision described in **Core Policy 33: Sustainable Transport & Connectivity**). The vision should establish how the proposed location, mix of uses, layout and design support public transport use; and contribute to the delivery of the vision of this Plan, the Local Transport Plan, the Bus Service Improvement Plan and other relevant guidance documents (and updates to such guidance) in force at the time. Applicants will be expected to demonstrate, through supporting evidence, that the proposed public transport strategy and associated service levels are achievable, deliverable and capable of being implemented within a timescale commensurate with the development.

Public transport should be an attractive and realistic alternative to the car. This should include (as a minimum) ensuring that development which generates a significant travel demand is served by a public transport service which:

a) meets the "Expressbus" Levels of Service set out in Gloucestershire County Council's Bus Service Improvement Plan (and any new or updated guidance)
b) provides a direct connection to a main town or city centre and primary trip attractors at a frequency which will achieve a mode shift to public transport
c) is commercially viable or has the potential to be commercially viable within five years (and is supported until such a time), and
d) has appropriately attractive stops, stations, interchanges, ticketing and vehicles. This should include future proofing for technology in line with ambitions set out in the latest Bus Service Improvement Plan. Development proposals should demonstrate how the required level of service will be achieved and maintained, including evidence of service viability, operator engagement where appropriate, proposed funding arrangements and any transitional support required to establish services.

Development proposals should make provision for public transport routes and stops and should deliver safe and direct multi-modal connectivity to public transport facilities including interchange hubs and stations, with routes meeting the requirements set out in **Core Policy 35: Active Travel: Walking, Cycling and Wheeling**. Interchange hubs should be appropriately scaled to their location, and should include as a minimum a shelter and secure bike and wheeling parking.

The layout of development will minimise walking distances from dwellings and entrances to businesses to public transport stops, interchange hubs or stations. Development which generates a significant travel demand should be designed so that:

e) the majority are within 400m walking distance via a safe and direct route of a bus stop, interchange hub or station served by the frequency of service noted above, and
f) all are within 800m walking distance via a safe and direct route.

Development proposals should consider the role of all public and shared transport to optimise service offering. This could include incorporating demand responsive transport, community transport and coaches within public transport proposals. The important supporting roles of taxi and private hire vehicles should also be considered (see also **Core Policy 38: Our Kerbside Space and Parking**).

Developments will be required to support the delivery of public transport improvements which contribute to delivering the development's transport vision and/or improve the services or facilities which the site occupiers will use. This may include: contributing to improving existing bus service frequencies; provision or enhancement of bus stops; the Bus Rapid Transit network; strategic multi-modal interchanges; Real Time Passenger Information (RTPI); bus priority schemes; demand responsive travel services; and new or enhanced rail infrastructure and services.

Our Kerbside Space and Parking

9.30 Parking and kerbside space have a major influence on the character and function of a place. If they are over-provided or poorly arranged, they can dominate the public realm, reduce opportunities for landscaping and social space, and lock in patterns of car dependence. **Core Policy 38: Our Kerbside Space and Parking** therefore takes a broader view of parking than simply vehicle storage, and is concerned with how parking and kerbside space can support the transport hierarchy while still contributing positively to the quality and functioning of streets and spaces.

9.31 Parking should be considered as part of the development as a whole, rather than as a separate technical exercise carried out at the end of the design process. Car parking should be provided efficiently and in a way that supports the overall vision for the site. At the same time, provision for the highest priority users should be the most attractive and convenient. This includes secure, covered and well-located parking for cycles, e-bikes and other micromobility devices, as well as appropriate provision for Blue Badge holders, shared mobility and car clubs where relevant. Parking strategies should be supported by evidence of existing car ownership patterns and realistic demand forecasts.

9.32 The policy also recognises the changing role of the kerbside and the need to plan for deliveries, loading, taxis and private hire, and short-stay stopping so that these activities do not undermine the quality of the public realm or conflict with higher-priority users.

9.33 The District's climate objectives also require parking and kerbside strategies to support the transition to ultra-low and zero-emission vehicles without displacing more sustainable modes. Electric vehicle charging will need to be planned alongside the wider hierarchy of users and in a way that is consistent with Building Regulations and county guidance, ensuring the infrastructure will be accommodated without impacting footways, visibility or traffic flows. Proposals for significant new public long-stay parking will need a clear justification and should not be treated as a substitute for improving access by sustainable modes.

Core Policy 38: Our Kerbside Space and Parking

Development proposals are required to provide a balanced parking and kerbside strategy, which:

a) supports the transport hierarchy set out in **Core Policy 33: Sustainable Transport & Connectivity**

b) contributes positively to the character and function of streets and public spaces

c) prioritises the needs of people walking, wheeling and cycling

d) accommodates servicing, deliveries and other kerbside functions in a safe and efficient manner, and

e) avoids adverse impacts on highway safety, residential amenity and surrounding communities through parking displacement.'

Proposals should take into account the latest Gloucestershire Parking Standards and the parking standards and design principles set out in the Cotswold Design Code.

For all development types, including employment, secure cycle and wheeling parking should be prioritised over private car parking and will be located in a convenient location. Cycle storage should include provision for electric cycle charging. Developments which propose flats or homes in multiple occupation should ensure that there is enough cycle parking space available for all residents.

Educational developments, including new schools and expansions, should deliver secure parking for cycles and other wheeled vehicle storage for school pupils, staff and visitors and parents.

New transport infrastructure or proposals to enhance existing transport infrastructure, including bus interchanges and rail stations, should include proposals for secure cycle parking and also facilitate parking/ docking for cycle hire schemes.

All major developments, including employment, and the strategic allocations should deliver an electric car club scheme of an appropriate scale to the development.

Development proposals should consider those with mobility challenges and ensure secure and accessible parking is provided for mobility scooters and vehicles including charging infrastructure.

Proposals which include provision bellow the local and national standards should be supported by evidence detailing the local circumstances that justify a deviation from the standards and must be supported by robust evidence and assessment of potential impacts on surrounding highways and communities.

Electric and Low Emission Vehicles

9.34. Development will make convenient, attractive and safe provision for the parking and charging of Ultra Low and Zero Emission Vehicles at preferential locations within the development, in line with the hierarchy of users (prioritised above other motorised vehicles, but not more sustainable modes). This should include appropriate provision of public EV chargepoints, in addition to those provided for private dwellings. The number and type of EV chargepoints proposed should be justified, demonstrating that it serves the function of the place in optimal locations. Provision will be fully consistent with Building Regulations, parking standards (like those set out in Manual for Gloucestershire Streets), other relevant guidance documents and updates to such guidance in force at the time. Where a Travel Plan or other strategy has identified a target uptake of Ultra Low or Zero Emission Vehicles, provision should at least meet the target level of use.

Core Policy 39: Electric and Low Emission Vehicles

All development proposals should maximise the opportunity for occupiers and visitors to use electric and low emission vehicles, including electric bicycles and electric cargo cycles.

Safe charging infrastructure for bicycles should be installed in cycle storage which will be located in a prominent and easily accessible location.

Infrastructure and storage should be installed for electric mobility scooters where appropriate, and particularly in specialist and older persons housing.

Proposals should maximise the provision of residential and public electric vehicle charging/ plug-in points and/ or the space and infrastructure required to provide them in the future. The design and operation of such infrastructure should follow best practice so that their operation does not undermine the quality of the public realm.

Proposals should demonstrate that charging infrastructure is located and designed to avoid obstruction, maintain accessibility and ensure safe operation within the highway environment.

Aerodrome Safeguarding

9.35 There are several active airports and major gliding clubs within the District including Kemble Airfield and The Cotswold Gliding Club (CGC) based at Aston Down Airfield. There are several hot air balloon and para-gliding sites, which collectively generate a large amount of aircraft movements per annum. Ensuring the safety of such aircraft movements is therefore a consideration that can impact on the planning process. Gliding is further regulated by the British Gliding Association. These statutes, regulations and advice prescribe the routes and heights that aircraft can use, both on route to, and in the vicinity of aerodromes. The Council will seek through its development management process to ensure that any risks between aircraft movements and proposed developments are removed, both for the safety of the general public and aircrew alike.

9.36 Policy provisions regarding the safeguarding process are set out in the ODPM/DfT Circular 1/2003 (or any subsequent revisions) Safeguarding aerodromes, technical sites and military explosives storage areas. In accordance with this Circular, the relevant safeguarding authority is a statutory consultee for certain planning applications for development that require safeguarding to protect the safety of the site's operation.

9.37 Safeguarding ensures the safety of aircraft manoeuvring on the ground, taking off, landing or flying in the vicinity of an aerodrome. Aerodrome safeguarding is a legal requirement and regulated by ICAO (International Civil Aviation Organisation) and the Civil Aviation Authority.

9.38 **Core Policy 40: Aerodrome Safeguarding** ensures that development the relevant authority is consulted on any proposals that may impact aircraft safety and development will not have an negative impact on the operation of airfields across the District.

Core Policy 40: Aerodrome Safeguarding

Development that would adversely affect the operational integrity or safety of any officially safeguarded civil aerodrome or associated aerodrome navigation aids, radio aids or telecommunications systems will not be permitted.

Proposals located with an aerodrome safeguarding area or along flight paths to airports located with Cotswold District will be expected consult with the relevant authority.

Chapter 10: Housing

Introduction

10.1 The Local Plan aims to ensure that homes delivered across the Cotswold District meet the needs of its communities both now and in the future. The Gloucestershire Housing and Economic Needs Assessment (HENA) 2026[114] identifies the scale and nature of our need, and highlights the significant affordability pressures, a growing older population, and strong demand for smaller and more accessible homes as particularly important factors for Cotswold District.

10.2 The policies in this chapter ensure that new development contributes to a balanced and inclusive housing stock, supports mixed and sustainable communities, and responds to the distinct characteristics of the District's settlements.

10.3 This chapter includes the following policies:

- **Core Policy 41: Standards for New Residential Development**
- **Core Policy 42: Affordable Housing**
- **Core Policy 43: Self-build and Custom-build Housing**
- **Core Policy 44: Specialist Accommodation**
- **Core Policy 45: Gypsy and Traveller Accommodation**
- **Development Policy 1: Affordable Housing on Rural Exception Sites**
- **Development Policy 2: Community Led-Housing**
- **Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries**
- **Development Policy 4: Removal of Occupancy Conditions**, and
- **Development Policy 5: Replacement Dwellings**.

Standards for New Residential Development

10.4 New housing development must deliver a mix of homes, by size, type and tenure that meets the needs of Cotswold District's current and future communities. The housing mix is informed by the HENA, which identifies an ongoing requirement for a greater supply of smaller market homes, a substantial need for affordable housing (especially rented products), and a clear need for 2 and 3 bed dwellings across all tenures.

10.5 . Housing affordability in Cotswold District affects an increasing proportion of the local workforce. Groups who have traditionally accessed home ownership, including key workers, young professionals and growing families, are now experiencing significant barriers as house prices rise faster than incomes. Providing a broader range of homes, including smaller market dwellings, can help meet the needs of lower-income households and reduce pressure on the affordable housing sector.

[114] Gloucestershire District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

10.6 . A balanced mix of housing types and sizes in new developments is essential to support the needs of different demographic groups and to improve the overall flow of the existing housing stock. Ensuring a supply of appropriately sized homes enables households to move more easily between tenures and dwelling sizes as their circumstances change.

10.7 The HENA provides the key evidence for understanding the mix of homes required across the District. The analysis shows that Cotswold has:

- a low proportion of households with dependent children (26%)
- high levels of under-occupation, particularly in the market sector
- strong demand for smaller homes, especially 2 and 3 bed properties
- significant affordability pressures, and
- a growing older population, increasing the need for accessible and specialist housing.

10.8 : The HENA identifies a clear requirement for a balanced mix of dwelling sizes across all tenures, with 2- and 3-bedroom homes forming the core of future need. The identified mix for Cotswold is shown by Table 10.1.

Table 10.1: **Size and mix of housing by tenure for Cotswold District as identified by the Gloucestershire Housing and Economic Needs Assessment (2026).**

	Market	Affordable home ownership	Rented affordable housing
1-bedroom	0%-10%	15%-25%	25%-30%
2-bedrooms	30%-40%	35%-45%	30%-40%
3-bedrooms	35%-45%	25%-35%	20%-30%
4+-bedrooms	15%-25%	5%-15%	5%-15%

Core Policy 41: Standards for New Residential Development

All residential developments, including conversions, will provide a mix of dwelling sizes reflecting the requirements set out in **Table 10.1**, or in accordance with the most up-to-date housing evidence, unless an alternative approach can be demonstrated to be more appropriate, or where proven to be necessary due to viability constraints.

Specialist and Accessible Housing

To meet identified needs arising from an ageing population and increased mobility impairments:

a) at least 50% of all dwellings (market and affordable) must meet M4(2) accessible and adaptable standard, and
b) at least 5% of affordable dwellings and 3% of market dwellings on major development sites must be delivered to M4(3) wheelchair user standard.

Application of Policy and Flexibility

Any deviations to the above baseline requirements must be justified by robust, up-to-date evidence, considering:

c) the nature, character and location of the site
d) localised patterns of housing stock and turnover
e) identified rural needs, and
f) viability considerations (where clearly demonstrated) based on a Planning Practice Guidance compliant developer funded viability assessment agreed with the Council, through an open book approach.

Nationally Described Space Standards

All new dwellings, including holiday homes (C3 use class), must comply with the Nationally Described Space Standard (NDSS).

Affordable Housing

10.9 Cotswold District is one of the least affordable locations in the country to buy or rent a home. In 2025, the median house price was £455,000, which is 14.6 times the median wage[115], and the average monthly rental cost was £1,200, the highest across Gloucestershire[116]. For this reason, the delivery of more affordable housing, particularly social rented housing, is a Council priority.

10.10 Affordable housing is required for eligible households whose needs are unable to be met within the open market. The term affordable housing includes a number of separate housing types, including: social rent, affordable rent, First Homes and intermediate low-cost home ownership (including shared ownership, discounted, rent to buy and equity model). These are defined in national policy and guidance[117] and by the Glossary to this Local Plan (Appendix 21).

10.11 The HENA identifies an annual need for **328 affordable homes in Cotswold District**, comprising 184 households unable to rent or buy in the market and 144 households able to rent but unable to purchase. Applied over the Local Plan period (2026–2043), this equates to a need for **approximately 5,600 affordable homes.**

10.12 Core Policy 42: Affordable Housing will help to boost the supply of affordable homes in the District over the Plan period and help to re-balance the local housing supply, enabling local people access housing more effectively.

[115] House price to workplace-based earnings ratio, ONS, 26 March 2026 (add full reference in all cases)

[116] Gloucestershire Housing and Economic Needs Assessment, ICENI, 2026

[117] National Planning Policy Framework, Annex 1

10.13 The HENA evidence indicates that affordable housing needs should be met through an 80:20 split between rented and intermediate affordable housing. Consistent with the Council's priority to maximise social rented housing, the rented element is proposed to comprise approximately three-quarters social rent and one-quarter affordable rent. This results in a tenure mix of 60% social rent, 20% affordable rent and 20% intermediate housing. Applying this mix to the identified annual affordable housing need results in:

- 197 social rented homes per year
- 66 affordable rented homes per year
- 66 intermediate homes per year

10.14 Over the 17-year plan period, this equates to:

- around 3,350 social rented homes
- around 1,120 other affordable rented homes, and
- around 1,120 intermediate homes

10.15 The scale of need underlines the importance of maximising affordable housing provision wherever viable and prioritising rented products that meet the most acute needs. This is done by lowering the threshold for the provision of affordable housing in rural areas and raising the required contribution on all new developments.

10.16 The Affordable Housing need is identified at a District-wide level, with the majority of affordable homes being delivered through the strategic and non-strategic allocations set out in Chapter 4: Spatial Strategy. Rural Exception Sites will also be supported by Development Policy 1, and within specialist accommodation developments (Core Policy 44).

10.17 Core Policy 42: Affordable Housing sets an affordable housing requirement on proposals with a combined gross floorspace of over 1,000 sqm. In calculating the combined gross floorspace, account should be taken of the gross internal area only. Calculation of the gross floorspace will include ancillary garages and other outbuildings in addition to the dwellings themselves.

10.18 To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, national policy requires that any Affordable Housing contribution due should be reduced by a proportionate amount. The methodology for how the vacant building credit will be calculated is provided at Appendix 9.

10.19 The proportion of Affordable Housing and self-build / custom build homes should be calculated against the total number of dwellings proposed.

10.20 Applicants should engage with the Local Planning Authority at the pre-application stage to agree the Affordable Housing provision. It will be assumed there will be no public subsidy towards Affordable Housing provision.

10.21 The Local Plan policies have been viability tested[118]. The affordable housing requirements have been set at a level that takes account of affordable housing and infrastructure needs and allows for developments to be deliverable. Development proposals will be policy compliant in delivering the required affordable housing contribution and will not normally require a viability assessment. It will be expected that these policies will fully inform, and be reflected in, land valuation and purchase negotiations. Viability will only be considered in exceptional circumstances for the reasons set out in the Planning Practice Guidance on Viability[119]. Should a viability consideration arise, viability assessments should demonstrate that policy requirements have been fully taken into account in land valuation and scheme design. Ay departure from policy must be clearly justified in accordance with national guidance. The price paid for land will not normally be a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.

10.22 In exceptional circumstances, the Council may take account of a viability assessment. Any relaxation of the policy requirements will only be considered where the Local Planning Authority is satisfied, on a site-by-site basis, that such a requirement will render any development proposals unviable having first varied the mix and type of housing to improve viability in agreement with the local planning authority.

10.23 Where a viability assessment is submitted to accompany a planning application, this should be based upon and refer back to the viability assessment that informed the Local Plan. Even if a development site is unviable, the weight to be given to a viability assessment will be a matter for the decision maker, having regard to all the circumstances in the case. As per national planning policy, off-site provision, or an appropriate financial contribution in lieu, will only be accepted where it can be demonstrated as being justified and the agreed approach contributes to the objective of creating mixed and balanced communities. The viability assessment must also:

a) demonstrate that the maximum reasonable level of affordable housing is being delivered, and
b) prioritise rented affordable housing wherever possible, reflecting the acute needs identified in the District.

10.24 Where a site is sub divided, the Council will expect each sub-division to contribute proportionally towards achieving the number of affordable dwellings which would have been applicable on the whole site:

[118] Cotswold Local Plan Viability Assessment, Quintic, 2026, https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

[119] Viability - GOV.UK https://www.gov.uk/guidance/viability

10.25 On-site affordable housing will be transferred to the purchasing Registered Provider in line with the number, size, type and tenure of Affordable Housing required by the Local Planning Authority's policies in accordance with the HENA; and relevant housing plans and advice from the Council. Occasionally, it may be appropriate to provide free serviced land for the provision of the required units to a Registered Provider or the local planning authority by agreement. A legal agreement will be used to ensure transfer to a Registered Provider and that the affordable housing remains available as such in perpetuity for eligible households.

10.26 Registered Providers generally require affordable housing to be served by an adopted highways to ensure long-term management, access and maintenance, and to avoid additional costs that may affect affordability. Experience has shown that the use of private or unadopted highways can delay or prevent the transfer of Affordable Homes, undermining delivery of the Plan's affordable housing objectives. Core Policy 42: Affordable Housing therefore ensures that affordable housing is deliverable in practice, treated on an equal basis with market housing, and that access arrangements are not used to circumvent affordable housing requirements, while allowing limited flexibility where equivalent, legally secure alternatives are agreed.

Core Policy 42: Affordable Housing

All housing developments that provide 10 or more new dwellings (gross), or sites with an area of 0.5 hectares or more, or have a combined gross floorspace of over 1,000sqm will be required to provide 40% of all new dwellings as affordable housing.

In designated rural areas[120], all housing developments that provide 3 to 9 new dwellings (gross) will contribute towards affordable housing provision to meet the identified need in the District and address the Council's strategic objectives on affordable housing.

Affordable housing should be delivered on-site. In exceptional circumstances, consideration may be given to accepting a financial contribution (a commuted sum) from the applicant where it is demonstrated that affordable housing cannot be delivered on-site, or that the District's need for Affordable Housing can be better satisfied through this route.

Affordable housing must be designed to be tenure blind and well-integrated throughout the development. Clustering should be limited to ensure effective management and should not result in segregation. The type, size and mix, including the tenure split, of affordable housing will address the identified and prioritised housing needs of the District and take account of the most up-to-date housing needs assessment.

Unless otherwise agreed by the Council the affordable housing contribution on qualifying sites will deliver the following split between rented and intermediate affordable housing. Of the rented affordable housing:

[120] In Cotswold District, the designated rural area, under s157 of the Housing Act 1985, is the Cotswolds National Landscape.

- 60% should be made available as Social Rent
- 20% should be made available as other forms of Affordable Rent, and
- 20% should be made available as intermediate products, such as Shared Ownership or Rent to Buy.

The Council will consider First Homes as part of the intermediate tenure mix where they meet identified local needs, but priority will be given to products delivering genuine affordability to local households.

All affordable housing must be served by an adopted highway, unless robust evidence demonstrates that an alternative arrangement will not compromise delivery, management, equal access, or long-term affordability. Proposals must ensure that affordable housing is delivered on an equal basis with market housing and that access arrangements are not used to avoid affordable housing requirements.

Where exceptional development costs mean it is not possible to meet the full requirements for the delivery of affordable dwellings the burden of proof will be on the developer to demonstrate this to the Council and the evidence must be supported by a Planning Practice Guidance-compliant developer-funded viability assessment.

Self-build and Custom-build Housing

10.27 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a statutory duty on local planning authorities to support individuals and groups who wish to build their own homes. Local authorities are required to:

- keep and maintain a register of individuals and associations of individuals seeking to acquire serviced plots of land for self-build and custom build housing, and
- grant sufficient development permissions to meet the demand recorded on the register, subject to the eligibility criteria and timescales set out in national regulations.

10.28 This duty is reinforced by national planning policy, which expects planning authorities to have regard to the demand for self-build and custom build housing[121] when preparing development plans and making decisions, and make provision for a sufficient supply of serviced plots to meet the level of demand recorded on the Council's Self-build and Custom Build Register.

[121] Self-build and custom build homes can be either market or affordable housing.

10.29 The HENA identifies Cotswold as the District with the highest demand for self-build and custom build housing across Gloucestershire. The rate of demand in Cotswold is 167 per 100,000. With a population of 91,660, this equates to an overall need of 153 over. Furthermore, the HENA identifies an arising annual need for self and custom build to be 19 homes per annum in Cotswold, A shortfall in the supply of self and custom build homes of 32 dwellings over the past 9 years is also identified from the self and custom housebuilding register, including this in the supply of self and custom build homes equates to a need for 355 homes over the plan period to 2043[122].

10.30 The HENA identifies that self-and custom build homes are best delivered on larger strategic sites where there is a greater chance of them coming forward and being part of a greater mix of homes, alongside new infrastructure and services and facilities. Therefore, they should only be required on strategic sites in the Plan (i.e. sites over 350 dwellings). Where such provision is required, developers should have regard to the Council's Self-Build and Custom Build Register when determining the type and specification of plots.

10.31 Core Policy 43: Self-build and Custom-build Housing requires development sites over 350 dwellings, to make some provision (5%) of self and/ or custom-build plots, inclusive of consideration for affordable housing to ensure the overall requirement is met.

10.32 Self-build and custom-build plots must be made available and appropriately marketed for a minimum period of 12 months. Plots that remain unsold may continue to be offered on the open market or be made available to the Council or a Registered Provider at market value before being built out by the developer. Plot-specific planning permissions will be secured through legal agreement, requiring completion of self-build homes within three years of plot purchase.

Core Policy 43: Self-build and Custom-build Housing

To support the Council's duties under the Self-Build and Custom Housebuilding Act (2015), developments of 350 or more dwellings shall provide 5% of serviced plots for self or custom build, subject to viability and site-specific considerations, unless demand indicated on the Council's Register justifies a lower provision.

All plots set aside for self-build or custom build housing (secured via a legal agreement or planning condition) must include:

(a) legal access onto a public highway
(b) water, foul and other drainage, broadband connection, and electricity supply available at the plot boundary
(c) sufficient space to build without compromising neighbouring properties and their amenity and the amenity of future occupiers, and
(d) an agreed design code for the plots.

[122] Cotswold District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

Plots that remain unsold may continue to be offered on the open market or be made available to the Council or a Registered Provider at market value before being built out by the developer. Plots must be made available and appropriately marketed for a minimum period of 12 months.

Specialist Accommodation

10.33 The HENA identifies a substantial and accelerating need for specialist housing in Cotswold, driven by demographic change and rising levels of disability and frailty. The population aged 65+ is projected to increase by 14,936 people between 2024 and 2046, a 59% rise. The population aged 85+ is projected to more than double (+126%) over the same period. This demographic shift will significantly increase demand for specialist accommodation, sheltered and extra-care housing, and residential and nursing care.

10.34 The evidence from the HENA also shows a sharp rise in age-related disabilities in Cotswold between 2024 and 2046, with dementia projected to increase by 92%, mobility problems by 80%, learning disabilities by 58% and autistic spectrum disorders by 56%. This substantial growth in conditions affecting independence and mobility provides a clear justification for requiring new homes to meet M4(2) accessible and adaptable standards, with a proportion delivered as M4(3) wheelchair-user dwellings under Core Policy 41: Standards for New Residential Development.

10.35 A substantial need for specialist older persons housing in Cotswold between 2024 and 2043 has been identified, including 496 additional units of housing with support and 467 units of housing with care, alongside a requirement for 560 residential care beds and 125 nursing care beds (C2 use class), totalling 685 additional care bedspaces[123]. The delivery of specialist accommodation contributes to the delivery of the overall Local Plan housing requirement, as identified by Core Policy 2: Meeting Housing Needs in Cotswold District – Strategic Allocations.

Table 10.2: Specialist Housing Need for Older Persons in Cotswold District, 2026-43

Housing Type	Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/ surplus (-ve)	Additional demand to 2043	Need by 2043
Market (with Support)	63	977	879	-98	526	428
Affordable (with Support)	43	877	591	-286	354	68
Total (with Support)	**106**	**1,854**	**1,469**	**-385**	**880**	**496**
Market (with Care)	27	319	379	60	227	287
Affordable (with Care)	11	60	150	90	90	180

[123] Cotswold District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

Total (with care)	**38**	**379**	**529**	**150**	**317**	**467**
Residential care bedspaces	34	192	470	278	282	560
Nursing care bedspaces	38	721	529	-192	317	125
Total bedspaces	**72**	**913**	**999**	**86**	**598**	**685**

10.36 The assessment also highlights an existing shortfall in both market and affordable housing with support, reinforcing the need for sustained delivery of specialist accommodation across the District. The requirement figures provide a need figure at the point that the Local Plan was adopted and applicants must refer to the Council's latest evidence, such as future updates to the HENA and the Council's Residential Land Monitoring Statistics report, when submitting planning applications, to determine the need for each type of specialist housing and accommodation and identify how they are going to meet that need. Consideration should also be given to vacant units within existing stock, especially in the location the development is proposed.

10.37 Core Policy 44: Specialist Accommodation sets out the criteria for assessing proposals for specialist accommodation for older people including sheltered housing; extra care accommodation; and care homes.

10.38 Residential care accommodation should normally be located within settlements where there is easy access to a range of services, e.g. shops, healthcare and social facilities. This should enable non-car access to local facilities for residents and staff.

10.39 Enabling opportunities for active lifestyles and older peoples' engagement in community life may, for example, include the provision of safe and accessible green infrastructure, sports facilities, allotments, services and facilities and a layout that encourages walking and cycling. These matters will be especially important to address where there are identified health and well-being needs.

10.40 A key challenge in delivering specialist accommodation for older and disabled people is the viability of providing affordable housing, particularly where schemes fall within Use Class C2. Proposals will therefore be assessed on whether they constitute C2 or C3 development, taking account of the level of care, staffing and the scale of communal facilities. In such cases, the affordable housing requirement will be applied on a case-by-case basis, informed by a robust viability assessment to determine an appropriate contribution.

Core Policy 44: Specialist Accommodation

Strategic site allocations (over 350 dwellings) must provide for specialist older persons housing (e.g., extra care, housing with support), reflecting the HENA-identified need for additional accommodation for older people, people with disabilities, learning disabilities, autistic spectrum disorders, dementia, and those requiring care or support.

Proposals for specialist accommodation at the Main and Principal Settlements will be supported, provided that it:

a) contributes towards meeting identified needs for the type of accommodation in the District
b) is designed to meet the particular requirements of residents with social, physical, mental and/or health care needs
c) is easily accessible to public transport, shops, local services, community facilities and social networks for residents, carers and their visitors
d) adheres to good practice in design principles, especially taking account of design for people with dementia, and
e) integrates with the surrounding community and increases the opportunity for older people to engage in community life and have active lifestyles.

Strategic allocations and major developments should consider the inclusion of specialist housing as part of a mixed and balanced community. Where appropriate, the Council may require:

i. a proportion of specialist older persons housing
ii. serviced land for extra care or supported housing, or
iii. specific provision for wheelchair accessible homes.

Where specialist accommodation is provided on a freehold or leasehold basis, affordable housing should be delivered in accordance with **Core Policy 42: Affordable Housing**. The affordable housing requirement will be applied having regard to whether the proposal falls within Use Class C2 or C3, taking account of the level of care and communal provision. Where provision is demonstrably challenging, the requirement will be informed by a viability assessment to determine an appropriate contribution. A mix of tenures will be encouraged in sheltered and extra care schemes. Where a development site is phased or subdivided, the affordable housing requirement will apply to the site as a whole.

The Council will apply this policy flexibly. Variations may be appropriate where justified by:

iv. site characteristics
v. local evidence of need
vi. the availability of services, or
vii. viability evidence.

Gypsy and Traveller Accommodation

10.41 Gypsies and Travellers (collectively referred to as Travellers in this Plan) have traditionally led a nomadic way of life and form part of the UK's diverse communities. Whilst some households continue to travel for work, cultural or family reasons, others have become more settled whilst maintaining their cultural identity. Travelling Showpeople are members of a distinct community who travel as part of their business and have traditionally been involved in the organisation and operation of fairs, circuses and other travelling entertainment.

10.42 National Planning Policy for Traveller Sites (PPTS) requires local planning authorities to assess the accommodation needs of Gypsies, Travellers and Travelling Showpeople and to plan positively for meeting those needs through the preparation of Local Plans and the identification of suitable sites. The Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (GTANA) identifies an existing supply of 15 Traveller pitches within Cotswold District that contribute towards meeting the District's identified Traveller accommodation needs during the Plan period (2026-2043[124]). These pitches are listed in Table 10.3.

Table 10.3: Traveller pitch supply within GTANA need figure 2026-43 (pitches)

Site	Pitches
Vacant pitches on existing sites	
Households on sites expected to leave the area	2
Households on sites expected to move into housing	1
Four Acres, Shorncote, near South Cerney	2
Sites with extant planning permission yet to be completed	
Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 1: 25/01079/FUL)	5
Oakfields, Cricklade Road, Cirencester, GL7 5QE (Site 2: 26/00190/FUL)	5
Total	**15**

Source: GTANA 2026

10.43 Taking account of these existing commitments, the GTANA identifies a residual need for 32 additional Traveller pitches within the District over the Plan period. A distribution of this need across the Plan period is set out in Table 10.4.

[124] Gloucestershire Gypsy and Traveller Accommodation Needs Assessment, RRR, 2026

Table 10.4: Summary of permanent traveller accommodation needs (pitches) for Cotswold District 2026-43

Period	Pitches
2026-31	12
2031-36	8
2036-41	8
2041-43	4
Total	**32**

Source: GTANA 2026

10.44 The GTANA concludes there is no identified need for accommodation for Travelling Showpeople or Boat Dwellers within the District during the Plan period.

10.45 The GTANA recognises that additional accommodation needs may form households not identified through the assessment process, for example households residing on unauthorised developments and unauthorised encampments due to in-migration, as well as those residing in brick-and-mortar accommodation, should be considered separately from the identified need and be met through windfall developments.

10.46 To meet the identified residual need of 32 pitches, the Plan allocates four sites capable of delivering a total of 37 Traveller pitches over the Plan period. This provides sufficient flexibility to ensure that identified accommodation needs can be met and maintained throughout the Plan period. These sites are allocated by Core Policy 45: Gypsy and Traveller Accommodation are set out in Table 10.4.

10.47 **Core Policy 45: Gypsy and Traveller Accommodation** establishes the framework for meeting identified Traveller accommodation needs within the District. In addition to the allocated sites, the policy sets out a sequential approach for assessing proposals that come forward to meet any additional or emerging needs during the Plan period.

10.48 Traveller pitches, together with up-to-date evidence of accommodation need, will be monitored throughout the Plan period. Where monitoring indicates that identified needs are not being met, or circumstances change significantly, an early review of **Core Policy 45: Gypsy and Traveller Accommodation** will be carried out if necessary to ensure that identified needs continue to be met in accordance with the PPTS.

Core Policy 45: Gypsy and Traveller Accommodation

Taking account of existing commitments, there is a requirement for 32 additional Gypsy and Traveller pitches to be delivered in the District in the Plan period between 2026 and 2043.

Safeguarding Existing Provision

Existing authorised Gypsy and Traveller sites within the District will be safeguarded for Traveller use where there remains an identified need for such accommodation.

Allocated Sites

The following sites, indicated on the Policies Maps and in **Appendix 10**, are allocated for Gypsy and Traveller accommodation and will contribute towards meeting the identified need for Traveller pitches within the District.

Table 10.5: Allocated traveller pitches over the plan period

Site name	Housing Allocation to 2043
Quarry Farm, Cricklade Road, South Cerney (GT-013)	9
Oakfields, Cricklade Road, GL7 5QE (Site 3) (GT-015)	8
Strategic site at Land south of Driffield (GT-018)	10
Strategic site at Land south of The Steadings (GT-020)	10
Total	37

Sequential Approach

The following approach will be used to determine the acceptability, in principle, of proposals for Traveller development:

a) first preference will be sites specifically allocated in this Plan for Travellers
b) second preference will be to designate additional pitches / plots within the boundaries of existing suitable Traveller sites, including sites that have already been identified for this use, where this can be achieved without unacceptable impacts on living conditions, local amenity, landscape character or the environment
c) third preference will be to extend existing suitable Traveller sites adjacent to existing boundaries where land is available adjacent to the site and the proposal would represent a sustainable form of development, and
d) where a sufficient supply of pitches or plots cannot be achieved at the above locations new sites will be considered.

Criteria for New or Extended Sites

Proposals for new or extended Traveller sites will be permitted where they:

e) demonstrate an identified accommodation need
f) provide safe and suitable access to the highway network
g) are reasonably accessible to local services and facilities, including education, healthcare, employment opportunities and public transport
h) would not result in unacceptable impacts on the amenities of existing or future occupiers, neighbouring uses, landscape character, biodiversity, heritage assets or other environmental interests
i) provide a safe, healthy and inclusive living environment for future occupiers, and
j) make appropriate provision for essential infrastructure and services, including utilities, waste management and surface water drainage.

Windfall Sites

Proposals for windfall Traveller sites that meet an identified need and accord with the sequential approach and criteria set out in this policy will be supported where they contribute towards maintaining an adequate supply of Traveller accommodation within the District.

Rural Exception Sites

10.49 Rural exception housing can play a vital role in meeting the needs of communities across Cotswold District. Settlements can experience high house prices, limited turnover of existing stock and a shortage of smaller, more affordable homes. As a result, households with strong local connections can struggle to remain within their communities. Development Policy 1: Affordable Housing on Rural Exception Sites provides a mechanism to deliver affordable housing in locations where it would not normally be permitted, ensuring that settlements remain socially and economically sustainable.

10.50 Rural Exception Sites must be based on a clearly evidenced local need. This is normally demonstrated through a parish or multi-parish housing needs survey, undertaken in partnership with the Council, Registered Providers or community-led organisations. Surveys should be up-to-date and proportionate to the scale of the settlement. The evidence must show that the identified need cannot reasonably be met within existing development boundaries, through allocated sites, or through the existing housing stock.

10.51 Cotswold District is characterised by a dispersed pattern of rural settlements, many of which have limited services and infrastructure. Rural Exception Sites must therefore be small in scale and well-related to the built-up area of a Main, Principal or Non-Principal Settlement. This ensures that new residents can access local facilities safely and conveniently, and that development does not result in isolated dwellings in the countryside. Proposals should demonstrate a strong physical and functional relationship with the settlement, including safe pedestrian access.

10.52 The primary purpose of Rural Exception Sites is to deliver affordable housing for local people. All affordable homes must therefore remain affordable in perpetuity, with occupancy prioritised for households with a local connection in accordance with the Local Plan Glossary (Appendix 21).

10.53 Rural Exception Sites will normally provide 100% affordable housing. National planning policy allows for a limited amount of market housing on Rural Exception Sites where this is required to support scheme viability. Any market housing must be the minimum necessary and form part of a single, integrated development. Applicants must provide open-book viability evidence demonstrating the funding gap and the minimum number of market homes required to close it. The Council will scrutinise this evidence to ensure that the affordable housing remains the dominant element of the scheme and that the proposal continues to qualify as a Rural Exception Site.

10.54 Given the high landscape sensitivity within Cotswold District, including the Cotswolds National Landscape, Rural Exception Sites must be carefully designed to respect local character, settlement form and the wider landscape setting. Proposals should demonstrate how they minimise visual impact, integrate with existing built form, and provide safe access for pedestrians, cyclists and vehicles. Applicants must also show that the site can be appropriately serviced, including foul drainage, without causing harm to the environment or placing undue pressure on local infrastructure.

10.55 Rural Exception Sites can be delivered through a range of mechanisms, including Registered Providers, community land trusts and other community-led organisations. These models can help ensure long-term stewardship, local involvement and affordability. The Council encourages early engagement with local communities and parish councils to build support for schemes and ensure that proposals respond directly to identified needs.

Development Policy 1: Affordable Housing on Rural Exception Sites

Development proposals for affordable housing within Rural Areas to meet local needs, including community-led development where appropriate, will be permitted as an exception subject to all of the following criteria being met:

a) a demonstrable local community need for affordable housing has been established through a local housing needs survey or other relevant study
b) occupancy is controlled through a local connection mechanism
c) the number, size and tenure of the dwellings are suitable to meet the identified need
d) the development proposal is located adjacent to, and well-related to, an existing settlement
e) the development proposal is of small scale and proportionate in size to the adjoining settlement
f) the development is designed to respect the characteristics of the local area, including the countryside setting, and
g) schools and health facilities with capacity, shops and other community facilities are within reasonable travelling distance by sustainable modes.

A development appraisal should accompany the application that clearly demonstrates how the above criteria have been met. A proportion of market housing will only be permitted where it is demonstrated to be essential to enable the delivery of the affordable housing with the cross-subsidisation of the affordable homes with some market homes. The number of market homes must be the minimum necessary to viably deliver the affordable housing, which will be informed by a PPG-compliant developer-funded viability assessment agreed with the Council (through an open book approach).

Community-Led Housing

10.56 Community-led housing is where future residents form into a 'building group' who contribute to the design and development of new genuinely affordable housing to meet their longer-term needs. It can include development (new-build or refurbishment) by community land trusts, housing co-operatives, self-help housing or cohousing initiatives[125].

10.57 Community-led housing proposals come in many forms, but, at application, they should have the following characteristics:

- meaningful community engagement occurs through the development process
- the local community group or organisation will own, manage or provide stewardship of the homes in a manner of their choosing once development is complete, and
- the benefits to the local area and/or specified community must be clearly defined through meaningful community engagement and legally protected in perpetuity by a Section 106 or similar legal agreement.

10.58 The Localism Act allows for certain community organisations to bring forward a Community Right to Build Order (CRTBO), which permits smaller-scale development on a specific site without the need for planning permission, subject to a community referendum. However, where the latter does not apply, the Council recognises that community-led housing can provide a type of good quality housing that is genuinely affordable, which can enable local people on low incomes to stay local, and which can respond positively to the climate and ecological emergencies.

10.59 Given that development projects can be complex and time consuming to deliver, community groups may partner with organisations such as housing associations, landowners and agents, which are able to help deliver legitimate community-led housing.

10.60 Community-led housing schemes may include affordable housing, co-housing, community self-build or housing for people with specific needs such as older people or those with disabilities. They may also include, as part of the proposal, community buildings, recreational areas, space for growing food or for supporting wildlife.

[125] Community land trusts are legal entities set up by communities to provide assets such as allotments or affordable housing. Housing co-operatives are controlled and managed by residents, and self-help housing usually refers to projects bringing empty properties back into use, often using volunteers or trainees.

Development Policy 2: Community-Led Housing

Community-led housing proposals will be supported, provided that they:

a) can demonstrate they are from a community-led organisation (as defined in the NPPF), including organisations that are democratically controlled by their members and operate on a not-for-profit basis, either independently or in partnership with other delivery bodies
b) can demonstrate the benefits to the local area and/or specified community are clearly defined and legally protected in perpetuity
c) are 'physically' (i.e. in layout) or 'socially' integrated with existing neighbourhoods in terms of layout, design and social function and support mixed and inclusive communities,
d) proportionate in scale to the settlement and appropriate to its context, and
e) prioritise occupation by households with a local connection (as defined by the Local Plan **Glossary: Appendix 21**), with flexibility where needed to ensure homes remain occupied.

Community-led organisations will be a means of delivering affordable housing on suitable Rural Exception Sites.

Dwellings for Rural Workers Outside Development Boundaries

10.61 The Cotswold countryside, besides being attractive, is also a place of work. Alongside agriculture and forestry, there are many other rural businesses. For the most part, people employed on the land or in businesses can live in nearby towns and villages and travel to work. However, from time to time, an essential need for a dwelling at a place of work can be clearly established. The essential need will be assessed having regard to:

- the functional requirements of the enterprise, and
- the financial viability of the business.

10.62 Proposals for isolated dwellings in the open countryside should be avoided. To promote sustainability, development should be located where it will enhance or maintain the vitality of rural communities. However, from time-to-time, there may be special circumstances that justify new homes outside Development Boundaries: for example, it may be essential for a rural worker to live permanently at or very near their place of work. Whether this is essential will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals concerned. In such instances, where criteria a, b, and d set out in Development Policy 3 are met, consideration will be given to the siting of a mobile home for a three-year temporary permission, where renewal would only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose.

10.63 When considering such applications, the history of the holding, the recent pattern of land use and building and, recent disposals of land and property, will be taken into account. The recent sale of land and property could constitute evidence of lack of need.

10.64 Proposals must demonstrate a genuine functional need requiring a full-time worker to be present at or near the site. The nature of employment alone will not be determinative.

10.65 Where an essential need for a rural workers dwelling is proven, a condition will be included within the planning permission limiting the occupancy of the new dwelling to those employed in the type of business in question.

Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries

Outside Development Boundaries, new dwellings for rural workers will be permitted where:

a) it is demonstrated that there is an essential need for a worker to live permanently at or near their place of occupation in the countryside
b) a new dwelling cannot be provided by adapting an existing building on the holding
c) a suitable alternative dwelling to meet the essential need is not available within a 20-minute walking or public transport journey time of the application site
d) the proposed dwelling is located within or adjacent to the existing enterprise or other buildings on the holding
e) the size of the proposed dwelling and any subsequent extension is proportionate to the essential need of the enterprise, and
f) occupancy is limited by way of a planning condition or obligation.

For a proposed business or expansion of an existing business, where permission is first sought for a dwelling outside a Development Boundary and where criteria a, b and d are met, a temporary permission only will be granted, for a period of maximum of 3 years, to allow the siting of a mobile home to allow the applicant to demonstrate that the business is viable. Renewal of the temporary permission will only be allowed once and will only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose and there is evidence that building work has commenced.

Extensions to dwellings for rural workers will only be permitted where it is demonstrated that the size of the extension is proportionate to the essential need of the enterprise..

Replacement rural workers' dwellings will be permitted where:

g) a building within the existing holding cannot be adapted to accommodate the essential need
h) the replacement dwelling is located on the site of the existing dwelling
i) the size of the replacement dwelling is commensurate with the reasonable living requirements of the individual occupying the dwelling as an essential need, and
j) occupancy will be limited by way of a planning condition or obligation.

Removal of Occupancy Conditions

10.66 Over time, the situation that made it essential to provide a new dwelling with a restrictive occupancy condition can change. When this happens, a planning application may be made to remove the occupancy condition so that the property can be sold on the open market.

10.67 The criteria for assessing proposals for new dwellings in the countryside are rigorous; thus, similar care will be taken in dealing with applications for the removal of occupancy conditions.

10.68 It is important to ensure that the removal of occupancy conditions for holiday homes and equestrian and rural workers' dwellings is not undertaken lightly as this would undermine the sustainability principles that underpin the Local Plan's Spatial Strategy. Applicants will need to demonstrate that there is no other functional need for an equestrian or rural workers dwelling in the locality, including affordable housing, or a tourism or need for a holiday let or annex before releasing the property on the open market.

10.69 In assessing applications for the removal of occupancy conditions, the Council will take a proportionate, evidence-led approach. Significant weight will be given to the length of time the dwelling has been occupied in accordance with the condition, alongside evidence of sustained marketing at a price reflecting the restriction and the absence of any ongoing functional need. This approach ensures that conditions are not removed prematurely where they continue to serve a planning purpose, while avoiding reliance on arbitrary time-based thresholds. It also helps to prevent the unjustified release of market housing in locations where new unrestricted dwellings would not normally be supported, as outlined in Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries and Development Policy 5: Replacement Dwellings.

Development Policy 4: Removal of Occupancy Conditions

Removal of occupancy conditions – equestrian and rural workers

Outside Development Boundaries, removal of an occupancy condition attached to an equestrian workers dwelling or a rural workers dwelling will be permitted where it is clearly demonstrated that the original justification for the condition no longer exists and all of the following criteria are demonstrated:

a) that there is no longer an essential need for the dwelling on the holding or premises, and there is not likely to be within the foreseeable future, and
b) that a reasonable and sustained attempt has been made to market and sell the property with its occupancy condition at a realistically reduced value, and no prospective buyer has come forward (a minimum period of 12 months)
c) where there is a need for affordable housing in the locality, the dwelling could not be used for affordable housing on either a temporary or permanent basis to help meet this need, and
d) significant weight will be given to the length of time the dwelling has been occupied under the restriction.

Removal of occupancy conditions – holiday lets and annexes

Applications for the removal of occupancy conditions on holiday accommodation or annexes, which have been built or converted for that purpose, outside Development Boundaries or Non-Principal Settlements will only be permitted where it is clearly demonstrated that the original justification for the condition no longer exists and the removal would not undermine the Local Plan Spatial Strategy or sustainability objectives.

The removal of occupancy conditions on holiday accommodation or annexes (C3 Use Class) will only be permitted where the dwelling complies with the Nationally Described Space Standard and is located within Development Boundaries or Non-Principal Settlements.

Replacement Dwellings

10.70 The erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of individual properties and the surrounding countryside. The replacement of small rural dwellings with larger houses can radically change the character of an area to one of a more suburban nature and also reduce the supply of smaller rural dwellings. To help protect the character of the countryside, extensions and replacements of dwellings need to be controlled in terms of scale and design.

10.71 If smaller dwellings are replaced with properties that are much larger, then, over time, the District's stock of smaller properties in the countryside will diminish. Cotswold District has an acute housing affordability issue, which has got worse in recent years. There is a need to retain a stock of smaller house types, as they are generally more affordable. The HENA[126] will continue to be used to monitor the housing market need and demand.

10.72 Provision of replacement dwellings provides an opportunity to include flood resistant or resilience measures into the design of replacement dwellings in existing flood risk areas. In some instances, there may be an opportunity to re-site the dwelling within the existing residential curtilage to reduce flood risk or to achieve landscape or biodiversity benefits.

10.73 Proposals are sometimes made to replace a building or structure that may once have been a dwelling, but has subsequently been abandoned[127]. Such proposals need to be considered in the light of the general presumption against new dwellings in the countryside. Over the centuries, many properties have been abandoned and fallen into disrepair until virtually all trace of them has gone. The Council sees nothing wrong in this, unless the property concerned is a listed building, or crucial to the appearance of a Conservation Area. The Council will not permit such ruins, or derelict buildings, to be used as a pretext for a new dwelling in the open countryside (i.e., in Development Policy 5: Replacement Dwellings).

[126] Cotswold District Housing Need Evidence, Iceni, 2026 https://cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan

[127] A building that has previously been used as a dwelling will not be regarded as an existing dwelling where such use has been abandoned. The recognised tests of abandonment are the physical condition of the building, any intervening use other than residential, the length of time the building has not been lived in, and the intentions of the owner over the years.

10.74 Whilst there may be instances where a modest difference in size can be acceptable, it may be appropriate to attach conditions removing permitted development rights to extend the property further. There will be a presumption against replacing temporary or mobile dwellings with permanent structures unless there is a clear planning justification.

Development Policy 5: Replacement Dwellings

Where demolition and rebuild supports the principles of achieving sustainable development, replacement dwellings will be permitted where:

a) the building to be replaced is not a listed building, and
b) the scale, form and footprint of the replacement dwelling is smaller than, or of a similar size and scale (not materially larger) to the existing dwelling (including any extensions), and
c) the replacement dwelling is located on or closely related to the footprint of the existing dwelling, unless relocation would deliver significant and demonstrable benefits in terms of flood risk, landscape or biodiversity and the design does not detract from the character or appearance of its surroundings, and
d) the original dwelling does not fulfil a social housing need according to the most up to date housing evidence, and
e) the proposal does not result in the loss of a dwelling that contributes to meeting identified local housing needs without appropriate justification, and
f) the development does not involve a building that has recently been converted to residential use, where the demolition and replacement would undermine the purpose of the original permission.

Where the replacement dwelling is to be built alongside or does not otherwise overlap the existing footprint of the dwelling that it is to replace, the Council will impose a condition on the planning permission, or seek a planning obligation, requiring that the original building be demolished and the site cleared within a specific period. The rebuilding anywhere on the site or wider landholding of demolished dwellings once the new dwelling is occupied (i.e. to create two dwellings on the site) will not be permitted.

Conditions may be imposed to remove permitted development rights on future extensions or alterations to the replacement dwelling where considered necessary.

Chapter 11: Economy, Retail and Tourism

Introduction

11.1 The Plan seeks to provide a positive policy framework, which supports jobs, businesses and investment, to build a strong and competitive economy. It sets a framework to reflect the different drivers within Cotswold's economy with the aim to build and sustain a vibrant, diverse and resilient local economy, that encourages both large- and small-scale opportunities throughout Cotswold in appropriate locations. This is set out in our **Spatial Strategy** (Chapter 4) and **Area Strategies** (Chapters 5 to 7).

11.2 This Chapter sets out the more detailed policies that will be used to determine planning applications relating to the economy (including tourism and tourists and visitor accommodation) and for retail.

11.3 This Chapter includes the following policies:

- **Core Policy 46: New Employment Development**
- **Core Policy 47: Safeguarding Established Employment Sites**
- **Core Policy 48: Ancillary Uses on Employment Sites**
- **Core Policy 49: Development of Tourist Facilities and Visitor Attractions**
- **Core Policy 50: Tourist and Visitor Accommodation**
- **Core Policy 51: Town Centre Uses**
- **Core Policy 52: New Local Centres**
- **Development Policy 6: Rural Diversification**
- **Development Policy 7: Conversion of Rural Buildings**
- **Development Policy 8: New Agricultural and Forestry Development**, and
- **Development Policy 9: Equestrian Related Development**

Employment Development

11.4 Cotswold District has many established and successful employment sites both within and outside towns and villages. The Established Employment Sites make an important contribution to the employment stock of the District and **Core Policy 46: New Employment Development** provides a strong steer on how planning applications will be considered to support their continued role and function by permitting proposals for employment development.

11.5 The Spatial Strategy outlines a need for 68.5 ha of new employment land to provide for an identified need for Class B2, B8 and E(g) uses, principally industrial land and office space, to support the growth that is predicted in these sectors across the plan period. The current stock of employment land in established employment sites is insufficient to accommodate the forecasted need for the District. The Local Plan therefore allocates an additional 32.7 ha of employment land to deliver the employment land needs over the Plan Period. This is covered in more detail in **Chapter 4: Spatial Strategy**.

11.6 **Core Policy 46: New Employment Development** seeks to provide a positive policy framework by which new employment development that comes forward can be assessed to support the

strategic objectives of the Plan and the Cotswold Green Economic Strategy 2025[128].

11.7 Due to the environmental constraints within the District, and the need to locate employment development in the most sustainable locations, it is important that best use is made of sites in the Main Settlement (Cirencester) and Principal Settlements.

11.8 However, the Council also recognises the importance of the rural economy to Cotswold District, therefore **Core Policy 46: New Employment Development** enables small-scale employment development appropriate to rural areas. Rural business units represent an important element of the employment portfolio of Cotswold District. The policy encourages the positive development of small rural employment premises in appropriate locations. Sensitive, small-scale employment development helps to sustain the rural economy and create local employment opportunities. Proposals, however, must be in keeping in terms of scale, size and function with the location.

Core Policy 46: New Employment Development

Employment development will be permitted:

a) within Established Employment Sites (as identified by the Policies Map and **Appendix 11**), for Class B2, B8 and Class E(g) proposals, with a condition restricting to these uses, including intensification of the site, or
b) for extensions to Established Employment Sites, for Class B2, B8 and Class E(g) proposals, with a condition restricting to these uses, subject to amenity and transport impacts, or
c) in principle, within Development Boundaries, on sites that are not currently identified as an Established Employment Site.

Outside Development Boundaries, and outside Established Employment Sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they:

d) do not entail residential use as anything other than ancillary to the business, and
e) are justified by a business case, demonstrating that the business is viable or facilitate the retention or growth of a local employment opportunity, and
f) are not large-scale, unless it is in accordance with other policies that expressly deal with large-scale development in such locations.

All employment development should:

i) enable opportunities for more sustainable working practices, including home-working, and encourages travelling to and from work by transport modes other than private vehicles
j) maintain and enhance the vitality of the rural economy
k) support and improve the vitality and viability of Town Centres, and

[128] Cotswold District Green Economic Growth Strategy (2025-2029), CDC, 2025 - https://www.cotswold.gov.uk/media/mzldjpqc/cotswold-green-economic-strategy-2025.pdf

l) support sustainable tourism in ways that enable the District to attract higher numbers of longer-stay visitors.

Safeguarding Established Employment Sites

11.9 Established Employment Sites, both within and beyond settlements, play a critical role in meeting the District's economic and business needs. Protection of such sites and support for their potential intensification, where appropriate, is critical in ensuring that existing businesses are retained and have the opportunity to grow.

11.10 Established employment sites play a critical role in meeting the needs of the District and as such need to be safeguarded for their continued use and function. Established Employment Sites are listed in **Appendix 11** of this Plan.

11.11 These sites are considered valuable employment locations and should be safeguarded for that purpose. Sites allocated in **Core Policy 5: Meeting Business and Employment Needs in Cotswold District** (set out in Chapter 4) for B Class and Class E(g) employment uses are also safeguarded as they are required to enable the delivery of forecast B2, B8 and E(g) job growth over the Plan period. Once development is completed on sites allocated for Class B2, B8 and E(g) class employment uses in the Local Plan, the sites will automatically become Established Employment Sites.

11.12 **Core Policy 47: Safeguarding Established Employment Sites** seeks to retain sites for local employment. The economic analysis demonstrates that while there are a few declining employment sectors, there is an increased land requirement to enable the economic potential of the area to be achieved. The issue, however, is more complex than simple numbers. Several larger, well established, industrial estates within the District provide opportunities for a range of employment developments, including those that may not be acceptable within residential areas. They provide the main opportunities for uses such as manufacturing. If lost to other uses, the relocation of such estates elsewhere could be extremely difficult.

11.13 **Core Policy 47: Safeguarding Established Employment Sites** seeks to prevent the loss of individual units within an Established Employment Site, as well as the loss of the Established Employment Site as a whole. The policy recognises that there will sometimes be occasions when there is no reasonable prospect of an application coming forward for an employment use within an Established Employment Site or a site allocated in the Local Plan. In this situation, evidence must be submitted to demonstrate that the site has been continually, actively and effectively marketed for at least 12 months and that the use is no longer of commercial interest. The Council may also take consideration of other evidence, including the marketing of similar sites in the area.

11.14 There are several well-established employment sites in the wider rural area beyond the Development Boundaries. These are a key element of the District's economy. Therefore, **Core Policy 47: Safeguarding Established Employment Sites** seeks to support these sites by

permitting proposals for employment development.

11.15 The aim, therefore, is to maintain and enhance the role of Established Employment Sites, where they are well located, through the development of further employment uses and the prevention of changes to other uses. The preparation of development proposals that would result in the loss of a site currently used for employment must be made in accordance with policies that support the overall Local Plan strategy.

Core Policy 47: Safeguarding Established Employment Sites

Established Employment Sites as identified on the Policies Map and in **Appendix 11** will be safeguarded for offices, warehouses, workshops, industrial and complimentary sui generis uses i.e. B2, B8, E(g) and sui generis use[129].

The Council will apply a presumption in favour of retaining all existing employment land, including allocated employment sites, for Class B2, B8 and Class E(g) employment uses.

Proposals that involve the loss of existing or allocated employment land or floorspace, will only be permitted where it can be demonstrated that continued employment use is no longer practical or viable, taking account of the following considerations:

a. the potential for other employment uses
b. whether the building or use meets, or could meet, a specific local business requirement, such as providing low cost start up accommodation
c. the physical adaptation or reuse of the building/site for employment uses is unviable and unsustainable
d. its loss would not conflict with the strategic need to increase employment land supply and balance homes and jobs in the District, and
e. the suitability of the access arrangements for the site/buildings, by road and public transport.

Proposals that involve the loss of employment use will be expected to demonstrate that the factors set out above have been satisfactorily addressed. As part of the assessment of proposals, applicants will be required to demonstrate that the site has been appropriately marketed for potential employment uses for at least 12 months.

Appendix 11 identifies Established Employment Sites that are important for general or heavy industry, waste management, storage and distribution, or a mix of such uses. These sites and their locations are likely to raise compatibility issues with residential use and proposals for change of use need to be scrutinised carefully. Consequently, to safeguard both the employment uses and the living conditions of any prospective residential occupiers of converted premises, an assessment of residential amenity will be required for all change of use applications converting a building in employment use to residential use.

[129] Established Employment Sites are integral to the Local Plan economic strategy and the economic sustainability of the district. They are also important for the employment self-containment of the district and individual settlements within the district, helping to provide local job opportunities and avoid the need for long-distance commuting. It is therefore important that they are safeguarded.

Ancillary Uses on Employment Sites

11.16 Providing uses that are ancillary to the main employment uses on large employment sites can improve the attractiveness of business units and help to provide a more sustainable and higher quality working experience for employees. Many of the Districts large employment sites are located either on the edge of settlements or in rural areas and co-locating complimentary uses can help to reduce traffic movements on the highway network and reduce trip generated carbon emissions.

11.17 It is important that any ancillary uses are necessary to support the main employment uses as set out by **Core Policy 48: Ancillary Uses on Employment Sites**. Where there is sufficient demand, amenities for employees may include small-scale shops and cafes, a gymnasium and/or early years childcare facilities.

11.18 The provision of larger scale retailing, leisure or other main town centre uses that would function as destination uses in their own right, will not be supported. In some instances, it may be necessary to limit the floorspace, opening hours or range of goods sold to ensure that the ancillary uses proposed do not adversely impact the vitality and viability of any Town Centre (including allocated Local Centres).

Core Policy 48: Ancillary Uses on Employment Sites

Proposals for uses other than E(g), B2 and B8 business uses on allocated or Established Employment Sites will only be permitted if the following criteria are satisfied:

a) the use is ancillary to the main business or employment function of the wider site
b) the proposal would not prejudice the primary employment function of the site or undermine the availability of land and premises for E (g), B2 or B8 uses
c) demonstrate that there is sufficient demand for the use (s) being proposed, and
d) the use, either alone or combined with other existing or proposed uses, would not adversely affect the vitality and viability of any town centre or shopping centre (including local centres) or the social and community vitality of a nearby village.

Conditions may be imposed to limit the scale of the operation and to restrict the range of activities proposed or goods sold, where necessary, to ensure that the criteria set out above are met.

Development of Tourist Facilities and Visitor Attractions

11.19 Tourism is a key employment sector in the District, with an estimated turnover of £380 million in 2022[130]. In 2022, there were 7,300 jobs in tourism-related sectors in Cotswold which accounts for approximately 13% of all jobs in the District. The main categories of visitor spend are: accommodation; shopping; food and drink; attractions and entertainment; and travel[131]. Cultural

[130] Economic Impact Studies, South West Research Company (2022) update and provide full reference
[131] Employment Study 2012 (Paragraph 3.2.19) provide full reference and update

activity also has high economic value and brings in tourist trade.

11.20 The Destination Management Plan for Tourism Across the Cotswolds, April 2026[132] vision is: 'To ensure that the Cotswolds is a vibrant year-round destination where visitors enjoy high quality, authentic experiences and tourism makes an increasing contribution to the economic, social and environmental sustainability of the local economy'.

11.21 The Local Plan helps to ensure that new tourism development is effectively and appropriately controlled to protect the high quality natural and built environment of the District, especially in the Cotswolds National Landscape. This is especially important for the special qualities of the Cotswold National Landscape, heritage assets and the character and appearance of settlements and the countryside. **Core Policy 49: Development of Tourist Facilities and Visitor Attractions** seeks to minimise the impact of new tourist facilities and visitor attractions on the character and special features of the District's historic settlements and countryside.

11.22 Tourist facilities and visitor attractions should demonstrate a functional relationship with their proposed location and be compatible with the character of the surrounding area. The nature of the attraction should rely on its location within and special relationship with the District. For the purposes of **Core Policies 49: Development of Tourist Facilities and Visitor Attractions** and **Core Policy 50: Tourist and Visitor Accommodation**, the main tourist routes are defined as A417(T), A417, A419(T), A419, A40(T), A429, A424, A44, A433, A435, A436 and the Cotswold Lakes Spine Roads (shown by **Appendix 12**).

11.23 Development which helps to address current weaknesses in the tourist economy should be encouraged where appropriate. For example, low impact family attractions, such as farm activity visits. The area's popularity with visitors is not a sufficient justification, in itself, for the location of new tourist attractions. Any large-scale visitor development will generally be considered to be unacceptable if it would harm the landscape or features of historic interest or have a harmful impact on the transport network.

Core Policy 49: Development of Tourist Facilities and Visitor Attractions

Tourist facilities and visitor attractions, and improvements and associated development to existing visitor attractions, will be supported where the proposals are in accordance with the development plan, promote the rural economy and contribute positively towards the ongoing protection and enhancement of the countryside, provided that:

a. the proposal is viable without the provision of visitor accommodation
b. the proposal has a functional relationship, and is in keeping with the historic and natural heritage of the area, and can demonstrate how the proposal will minimise impacts on the local environment, by its location, scale and detailed design

[132] Cotswold Tourism Destination Management Plan (2026) https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/cotswolds/Cotswolds_Tourism_Destination_Management_Plan_2022_25_831b002c-4fff-4d08-865f-e5fcefbc36e7.pdf

c. it is demonstrated how the proposal contributes to the local economy
d. the proposal is well related to the main tourist routes, as defined on the Policies Map and **Appendix 12**, and a traffic assessment and travel plan assessing the highway impacts of the proposals, and how they will be mitigated, is submitted as part of a planning application that demonstrates that the proposal is accessible by a range of transport modes appropriate to its scale and location and any transport impacts can be satisfactorily mitigated
e. it can be identified that the proposal is an opportunity that is not met by existing facilities,
f. as far as possible, use is made of existing buildings, particularly agricultural buildings in the countryside, proposals involving new buildings should provide justification as to why it is not feasible to use existing buildings and demonstrate how the number and scale of new buildings has been kept to a minimum, and
g. within the National Landscape, major development[133] will only be permitted where exceptional circumstances are the public interest can be demonstrated, having regard to National Policy and the Cotswold National Landscape Management Plan[134]

Tourist and Visitor Accommodation

11.24 The Gloucestershire Housing and Economic Needs Assessment (2026)[135] identifies the District as having significant numbers of serviced and self-catering accommodation of visitors, the highest levels within Gloucestershire. There are currently a high number of hotels that are considered to be 'main town centre uses' as defined in the NPPF (2024)[136]. Development of new-build hotels and other serviced accommodation together with extensions to existing facilities will normally be acceptable within the Town Centre, Local Centres identified in **Core Policy 50: Tourist and Visitor Accommodation**.

11.25 The role of the traditional high street has changed significantly in recent years, and continues to evolve, thus directing tourist and visitor accommodation to the Town and Local Centres will greatly assist in helping them to diversify and benefit from a broader mix of uses. Town Centres can become less active during the evening, and uses of this type, can counteract that. Moreover, the concentration of visitor accommodation in areas where associated facilities are in walkable distance, such as restaurants and bars, reduces the need for travel by vehicle.

11.26 Proposals for new-build hotel or other serviced accommodation outside of town centres but within Development Boundaries will still be subject to the sequential test and a test of their impact on the town centre in line with the requirements of **Core Policy 51: Town Centre Uses**. Proposals which cannot satisfy the sequential and impact tests will be contrary to **Core Policy 51** and will not be supported.

[133] In accordance with footnote 67 of the NPPF (2024), 'major development' in this context is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

[134] CNL-MANAGEMENT-PLAN_2025-30-FINAL.pdf
[135] Gloucestershire Housing and Economic Needs Assessment, ICENI, 2026
[136] Add reference

11.27 Extensions to existing facilities could potentially result in a large building with an accompanying change in the scale or nature of the enterprise. This could have an unwelcome and unpredictable impact on local amenities and infrastructure and therefore needs to be controlled. For this reason, extensions that result in an increase of more than 1,000sq.m in floor area, including any previous extensions, are subject to the same main town centre use policy context as applies to new build facilities. A proposal of similar scale to extend an existing hotel located in the countryside and out of centre will need to satisfy the sequential test for main town centre uses and demonstrate that there are material planning considerations that justify an exception to the policy. Small scale extensions will be considered on a case-by-case basis.

11.28 Self-catering is particularly popular in rural areas, with high season and short-break holidays offering attractions for a significant number of holiday-makers. It can make a valuable contribution to the rural economy.

11.29 The Local Plan encourages the development of alternative visitor accommodation, such as sites for glamping or eco pods and shepherd's huts, provided it can be sensitively located; avoids out-of-the-way places accessed by sub-standard or single track roads, has minimal environmental impact, is successfully integrated with and contributes to the Local Plan's 'green' objectives, and being at an appropriate scale. This will help broaden the tourist offer and encourage day visitors to stay longer, thus increasing the benefits to the local economy. Consideration will be given to proposals that incorporate innovation, particularly in respect of sustainability and addressing the climate change and biodiversity emergencies, and a variety of camping opportunities.

11.30 Tourist and visitor accommodation referred to in **Core Policy 50: Tourist and Visitor Accommodation** falls within the following use classes:

- Hotels and Serviced Accommodation: Class C1
- Holiday lets: Class C3, and
- Hostels, caravans, glamping facilities, Shepherd's Huts and similar temporary accommodation: Sui Generis.

Core Policy 50: Tourist and Visitor Accommodation

Hotels, Serviced Accommodation and Hostels:

Within Town and Local Centres, as defined on the Policies Map and identified in **Core Policy 51: Town Centres,** and **Core Policy 52: New Local Centres**, proposals for new hotels, serviced accommodation and hostels will be permitted where it can be demonstrated that:

a) they are of an appropriate scale and design that complements the character of the area, and
b) there is a need for a new hotel or serviced accommodation.

Proposals that seek the extension of existing hotels, serviced accommodation or hostels that exceeds 1,000sq.m (including any pre-existing extension(s)), and including outside of the Town

and Local Centres, will be subject to the same considerations regarding scale and design as applies in **Core Policy 51: Town Centre Uses** and **Core Policy 52: New Local Centres**

Proposals for extensions to existing hotels and serviced accommodation of less than 1,000sq.m floor area (including any pre-existing extension(s)), will be determined on a case-by-case basis having regard to the same considerations as applies **Core Policy 51: Town Centre Uses.**

Self-catering Accommodation and Holiday Lets

Within the Development Boundaries of Main and Principal Settlements, proposals for the creation of new self-contained holiday accommodation units, whether through conversion or new build, will only be permitted where proposals demonstrate that:

c) the accommodation will not result in the loss of an existing dwelling suitable for permanent residential use
d) the use will not lead to unacceptable levels of noise, disturbance or impacts on neighbouring residential amenity, and
e) sufficient management arrangements are in place to mitigate any adverse impacts on the local area.

Outside the Development Boundaries of Main and Principal Settlements, proposals for self-catering accommodation or holiday lets, will be supported, where they are provided through the renovation of a suitable existing building that is structurally sound and capable of conversion without substantial rebuilding or extension, in line with the requirements of **Development Policy 7: Conversion of Rural Buildings.**

Temporary and/or mobile accommodation: Touring Caravan and Camping Sites, Glamping Pods, Shepherd's Huts and similar facilities:

The development of sites for temporary and/or mobile accommodation will be permitted where the proposed facility:

f) is well-related to the main visitor and tourist routes, as defined by on the Policies Map and **Appendix 12,** and a traffic assessment and travel plan assessing the highway impacts of the proposal, and how they will be mitigated, is submitted as part of a planning application that demonstrates that the proposal is accessible by a range of transport modes appropriate to its scale and location and any transport impacts can be satisfactorily mitigated
g) is located such that local services and attractions can readily be accessed by sustainable modes of transport, such as public transport, walking and cycling, and
h) does not require new buildings and is able to use sensitively renovated and converted existing buildings of appropriate scale for facilities provision where these are required.

Town Centre and Retail

11.31 Town Centres provide the day-to-day shopping and services for residents of the District, and in doing so create employment for people living around them. The concentration of a variety of retail, service, leisure, entertainment and other commercial uses within a Town Centre is a major component of maintaining its vitality and viability. Growth, appropriate diversification and enhancement within defined centres, are considered to be the most effective strategy for improving the overall economic performance and competitiveness of the District.

11.32 While the pace of change in Cotswold District has perhaps been more gradual than in other parts of the country, in recent years the role of many town centres has evolved considerably. This is due, in large part, to the increasing prominence of online retailing (which accounts for around 20% of spending in the District)[137]. Some Town Centres have experienced shop closures, including many long-established national chains. Former emphasis placed on the primacy of retail as the key town centre use is no longer a sound planning policy stance. This is evident through Government policy which seeks to provide greater flexibility in respect of commercial uses on the high street. Despite this, Town Centres across the District are in good overall health and remain vital and viable.

11.33 Centres which support a mix of uses, often including retail, services, food and drink, and residential, are more likely to thrive. It is important that this mix responds to local circumstances and the needs of the catchment area which the centre serves. Equally, the compatibility of a mixed-use centre can be challenging. Encouraging a more vibrant evening economy, for instance, can affect the well-being of a growing residential population and vice versa. The mix of uses needs to be carefully planned and balanced.

11.34 The Council recognises that successful town centres increasingly perform a broader role than simply providing retail and commercial services. In addition to shops, leisure and food and drink uses, town centres are expected to accommodate a wider range of activities including housing, health and wellbeing facilities, community services, flexible workspace, co-working hubs, cultural uses and public services. These uses can increase footfall throughout the day, support local businesses, strengthen the resilience of centres and contribute to their long-term vitality and viability. Proposals that diversify and enhance the function of town centres in a manner appropriate to their scale and character will be supported

11.35 The 2011-2031 Local Plan included a four-tier hierarchy of Town Centre types. The Town Centre and Retail Study (May 2026)[138] recommends that this is simplified for two reasons: (a) the spatial strategy only operates three main tiers (Main, Principal and Non-Principal Settlements); and (b) there are no fundamental differences between many of the settlements in town centre land use terms. On this basis, **Core Policy 51** now identifies a single category of 'Town Centres' in this Local Plan.

Cirencester

[137] Add Reference.

[138] Town Centre and Retail Study, Nexus Planning, 2026

11.36 Cirencester has the largest catchment of all the Town Centres in the District, drawing trade from across the southern half of the District. It generates an annual turnover of almost £120m through retail (comparison/ convenience) and food/ beverage. Vacancies in the town centre have decreased slightly between 2021 and 2025 and now occupy around 10% of all surveyed units. This is below the national average of town centre vacancies of 14%[139]. Around one third of spending in non-food stores in the town derives from visitors (living outside the study zone) and tourists.

11.37 Beyond Cirencester, the five largest Centres (Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury) have the widest variety of shops, facilities and services. These settlements will be promoted and enhanced as locations in the District for 'main town centre uses'. 'Main town centre uses' are defined in the NPPF (Annex 2: Glossary)[140] and include retail development, leisure, entertainment facilities, intensive sport and recreation uses, offices and arts, culture and tourism development.

11.38 Fairford and Lechlade-on-Thames function as important service centres for the majority of needs of their respective localised catchment areas, which is particularly important for those, such as the elderly, where travelling further afield is less likely. This complementary focus should enable these centres to meet the majority of the needs of people in their local catchments, while relying on Cirencester or other larger Town Centres to provide those services which cannot reasonably be catered for locally because of issues of scale.

11.39 The smaller centres of Northleach and South Cerney, provide a more limited range of services and facilities within their centres, but play an important role in providing for the daily needs of the settlement and the surrounding rural area.

11.40 There are several Principal and Non-Principal Settlements with a low level of dispersed main town centre uses, and therefore defining a Town Centre boundary would not be appropriate. These settlements are Blockley, Kemble, Mickleton and Siddington. Given the absence of defined Town Centre boundaries in these settlements, proposals for small-scale main town centre uses within Development Boundaries will not normally be required to demonstrate compliance with the sequential approach. However, proposals will require an impact assessment if over the threshold size (see **Core Policy 51**) and should meet the requirements of the policy and other policies of the Plan.

Sequential Test

11.41 The requirements for a sequential test and retail or leisure impact assessment will apply to proposals for 'main town centre uses' beyond the identified town centre boundary (noting that the relevant area of consequence for the sequential test is different for retail (the primary shopping area) and other main town centre uses (Town Centre boundary). The requirement will not apply to proposals which are consistent with site allocations for main town centre uses in the Plan.

[139] Town Centre and Retail Study, Nexus Planning, 2026
[140] National Planning Policy Framework, 2024

11.42 The Council will support main Town Centre use proposals that improve the vitality, viability and resilience of any of the town centres. Firstly, seeking to focus development within the centre itself, or on suitable sites located at the edge of centre, followed by out of centre sites which may be appropriate in a considered sequential approach. By supporting a concentrated variety of appropriate uses, the vitality and viability of Town Centres can be protected and enhanced, and 'main town centre' uses can contribute to healthy and lively centres and communities. What constitutes an adverse effect on the vitality and viability of, and investment within, a Centre will be based on the circumstances of each case. The cumulative impact of the proposal considered together with recent developments may also be a relevant consideration for the impact assessment.

Retail and Leisure Impact Assessment

11.43 The NPPF requires that when assessing applications for retail and leisure development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally-set floorspace threshold.

11.44 The average unit size across all centres is reasonably small. Floorspace data for Stow-on-the-Wold, Tetbury and Cirencester shows average (retail and service) unit sizes of 90sq m, 130sq m and 150sq m[141] respectively. The other Town Centres across the District have a similar profile of units and are more likely to be similar to the average size of unit in Tetbury and Stow-on-the-Wold. Therefore, the threshold set out in this Local Plan is 200 sqm gross, which will allow development management decisions to concentrate upon edge and out of centre proposals which are most likely to compete with the larger component of units that provide the most support for the role, function and attractiveness of the identified Town Centres in the District.

11.45 Where impact assessments indicate significant adverse impacts on the vitality and viability of an existing centre, development will be refused. Where the evidence shows there is no significant adverse impact, the positive and negative effects of the proposal will be balanced, together with locational and other considerations, to reach an overall judgement. For clarity, the impact assessment test also applies to proposals on established employment sites, and within the identified Development Boundaries.

Core Policy 51: Town Centre Uses

The following Main and Principal Settlements have designated Town Centres (as indicated on the Policies Map and **Appendix 13**):

- Bourton-on-the-Water
- Chipping Campden
- Cirencester (and Primary Shopping Area)
- Fairford
- Lechlade-on-Thames

[141] Town Centre and Retail Study, Nexus Planning, 2026

- Moreton-in-Marsh
- Northleach
- South Cerney
- Stow-on-the-Wold
- Tetbury

The preferred sequence of locations for Main Town Centre uses (as defined in the NPPF) are:

- Primary Shopping Area (retail uses only; and applies only to Cirencester)
- Town Centres
- Edge of Town Centres[142]
- Out of Town Centres[143]

Proposals for retail development outside of Cirencester's Primary Shopping Area and proposals for Main Town Centre uses outside of designated Town Centres should demonstrate that there are no sequentially preferable sites or premises to accommodate the proposed development, taking into account the need for flexibility in the scale and format of proposals. Applicants should demonstrate flexibility in respect of scale and format when considering sequentially preferable sites.

All proposals for Main Town Centre uses must:

a) be accessible and well connected to the centre by public transport and active travel links
b) complement and enhance the vitality and viability of the Town Centre/ settlement
c) help maintain an appropriate mix of uses including, where appropriate, residential use
d) maintain or improve, where possible, the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities
e) contribute to the quality, attractiveness, character, and heritage of the settlement, including the Centre, and the street frontage within which the site is located
f) be designed to minimise the impact of development on designated heritage assets and Conservation Areas, and
g) ensure where feasible that where ground floor redevelopment or alterations are proposed, that access to the upper floors is unaffected or enhanced to enable their availability for other permissible uses.

In addition to designated Town Centres, proposals for small-scale (under 200 sq. m. gross) retail or services will be supported, within the development boundaries of the following settlements:

- Blockley

[142] For retail uses, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

[143] A location which is not in or on the edge of a centre but not necessarily outside the urban area.

- Kemble
- Mickleton
- Siddington

Proposals outside of the defined Town Centres that result in a 200sqm net increase in gross retail floorspace or a 2,500sqm net increase in gross leisure floorspace must be supported by a Retail or Leisure Impact Assessment to assess their impact on the health and investment potential of defined Town Centre.

New Local Centres

11.46 The spatial strategy proposes a substantial increase to the size and function of a number of settlements across the District, proposing strategic allocations and one entirely new settlement to meet local housing, employment and other needs. To ensure that sustainable communities are developed in these locations, it will be essential to anchor the new communities with local centres that provide retail opportunities, convenience and community services.

11.47 The Local Plan proposes new Local Centres within nine of the strategic allocations. **Core Policy 52: New Local Centres** seeks to ensure that the Local Centres are brought forward that contribute to the sense of place and sustainability in new communities.

11.48 The role of local centres continues to evolve in response to changing patterns of work, service provision and community needs. In addition to convenience retail and community facilities, local centres can provide an important focus for flexible employment space, co-working facilities, health and wellbeing services, childcare provision, cafés and other complementary uses that help reduce the need to travel and support day-to-day needs locally. Such uses can increase activity throughout the day, support local businesses and services, and contribute to the creation of sustainable and self-contained communities. Proposals that broaden the function of Local Centres in a manner proportionate to the scale of the development they serve will be supported.

Core Policy 52: New Local Centres

New Local Centres which contain and/or partly contain a convenience/ food store (up to 1,000 sq. m. gross) and community uses[144] and other appropriate local services will be required as part of the following strategic allocations:

- Strategic extension to the east of Kingshill Lane (food store up to 500 sq. m. gross)
- Strategic extension to the north, east and south of Down Ampney
- New settlement to the south of Driffield
- Strategic extension to the north-east of Fairford (food store up to 1,500 sq. m. net)
- Strategic extension to the south-west of Kemble

[144] Community uses are defined as provision of a creche, a public library or reading room, local shops, Hall or meeting place for local use and Local Halls.

- Strategic extension to the north & west of Mickleton
- Strategic extension to the south of Preston
- Strategic extension to the south of the Steadings

Proposals for new Local Centres at these locations should:

a) adhere to the scale, type and layout of strategic development sites (as set out in the Site Development Frameworks)
b) be located centrally within the strategic allocation to maximise the opportunity for sustainable travel (walking, and cycling) for the majority of proposed/ new dwellings on the site and provide opportunities to link to the existing public transport network, in accordance with the Site Development Frameworks
c) provide the scale and type of uses that do not undermine the role, function, vitality and viability of existing Town Centres, set out in **Core Policy 51: Town Centre Uses**
d) create a focal point for the community, where appropriate, through the co-location of open space, public realm, community facilities and other complementary uses
e) demonstrate that servicing and refuse can be accommodated in the design of the local centre, and
f) provide opportunities, where appropriate to the scale and function of the Local Centre, for flexible workspace, co-working facilities, health services, childcare provision and other complementary uses that support the creation of a sustainable and self-contained community.

Rural Diversification

11.49 Agriculture underpins the District's rural economy and supports a considerable number of ancillary businesses. Changes in agriculture have made diversification increasingly important to the economic viability of farm units. The Council seeks to support the vitality of existing enterprises with policies that are sufficiently flexible to meet the anticipated challenges in agriculture and the rural economy. The Local Plan sets out policy criteria against which individual proposals will be judged.

11.50 To maintain the character of the countryside, new built development is generally kept to a minimum. Where permission is required for development on agricultural land, proposals should therefore use existing buildings where possible and provide justification where this is not the case. Diversification may require additional built development or redevelopment. Where necessary to justify the proposal, applicants may be required to provide supporting information, including:

- the history of the farm and its locality
- existing buildings and their uses
- features of biodiversity or landscape interest
- archaeological sites, information on the historic landscape of the farm, the reasons for diversification and the viability of the proposal, and
- details of the proposal's projected employment, environment and traffic implications.

11.51 Diversification proposals should be compatible with existing farming and forestry operations and should not give rise to conflicts that could prejudice the efficient operation of the holding. For example, farms may cause environmental health problems to some high-quality business use developments, or a new industrial use could lead to outdoor storage requirements, causing circulation problems on the farm.

11.52 The continued viability of farm holdings is important to the rural economy. Where proposals affect a significant part of the farm holding, information may be requested on its extent, and what is proposed for the remainder of the holding. In some cases, this may include evidence that, following the proposed development, the holding will continue to operate viably.

11.53 Care should be taken to ensure that diversification proposals retain a genuine functional relationship with the existing rural enterprise and are not in use as a means of securing development that would otherwise be unacceptable in the countryside. The Local Plan Development Strategy does not support new build housing in open countryside. It is therefore important that new buildings to be used for agriculture or other rural land-centred activity are only built when they are needed and are not built with the intention of converting the building to residential or other uses soon after, which would not otherwise be granted planning permission.

11.54 Proposals that attract visitors to the farm (e.g. retailing, cafes, visitor activities, education and leisure activities) are considered under **Core Policy 49: Development of Tourism and Visitor Attractions**. Proposals for equestrian development will be considered under **Development Policy 9: Equestrian Related Development**.

11.55 Mitigation measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in buildings (e.g. the installation of bird boxes, bat bricks, or house martin ledges) should be incorporated into the proposals wherever possible to help create new opportunities for wildlife.

Development Policy 6: Rural Diversification

Rural diversification of an existing farm, agricultural estate, or other land-based rural business will generally be supported and should make use of existing buildings where practical and suitable for the proposed use. Proposals for rural diversification will be permitted provided that:

a) they do not cause conflict with the existing farming or forestry operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation
b) if a new building is required, the development integrates with existing buildings on the holding and is positioned as to minimise its impact on both the surrounding and wider environment
c) in the case of a freestanding building which is separate from existing buildings, it is supported by a statement setting out why the erection of a building is necessary in the location proposed and demonstrates why it cannot be located adjacent to existing buildings

d) the scale and design of the development contributes positively to the character and appearance of the area
e) where a new building is proposed, it should be demonstrated that the development is genuinely required to support the diversification of the existing rural business and is not intended primarily to facilitate future residential development
f) there is access by means of an existing road, it would not give rise to an unacceptable impact on highway safety or severe residual cumulative impacts on the local road network, and road improvements incompatible with the character of the surrounding area are not required, and
g) sufficient utilities and other infrastructure are available or can be provided.

Diversification proposals that support the development of a low carbon economy will generally be supported subject to acceptable impacts on the local environment.

Conversion of Rural Buildings

11.56 In an area of high quality built and natural environment, it is important to keep new building in the open countryside to a minimum. The large, but diminishing, stock of rural buildings in the District should be used in the most positive way to assist in sustaining the rural economy. For the most part, these buildings were originally built as workplaces, or to support the business or community needs of the area. This function should, wherever possible, continue so that rural buildings are given a new lease of life.

11.57 **Development Policy 7: Conversion of Rural Buildings** applies to proposals for the re-use of rural buildings that require planning permission. The policy applies both to traditional and modern (permanent) buildings and it is important to ensure that new uses are sympathetic to the rural character of the area, respecting local building styles and materials, in keeping with their surroundings, without creating adverse environmental effects due to, for example, nuisance or traffic generation. The proposal should secure a meaningful enhancement to the immediate setting of the building. The enhancement of the immediate setting must be substantive and should not rely on garden planting alone.

11.58 A planning application should be accompanied by a coloured plan(s) and photographs, which clearly shows the elements of the existing building that are to be retained.

11.59 Where an extension is proposed, it will need to be demonstrated that the building is capable of conversion without relying upon the proposed extension to facilitate conversion. Subject to this, extensions or alterations will be permitted where they do not significantly harm the character of the building, its setting, and/or the character and appearance of the landscape.

11.60 The term 'substantial completion' for the purpose of this policy means when the converted building or extension is capable of being lived in (e.g. when the roof and windows are fitted and the inside of the building is ready to be inhabited).

Development Policy 7: Conversion of Rural Buildings

The conversion of rural buildings to alternative uses will be permitted provided:

a) the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building
b) its form, bulk and design is in keeping with its surroundings and retains and responds positively to the buildings agricultural or rural character and historic form
c) it would not cause conflict with existing farming or equestrian operations or a business, including severance or disruption to the farm or equestrian holding or business that would prejudice its continued viable operation
d) the development would enhance visual amenity and not harm ecological functions (e.g. bat roosts)
e) the development proposal is compatible with extant uses on the site and existing and planned uses in close proximity to the site, and
f) the building is not converted to residential use within a period of 10 years dating from whichever is the latter of either:

   i. the substantial completion of the building now proposed for conversion or the first use of the building; or
   ii. the substantial completion of any subsequent extensions to the original building, unless a significant material change in circumstances has been demonstrated.

Unless the original use of the building was for unrestricted residential use, permission for the conversion of rural buildings to self-catering accommodation and holiday lets will be conditional upon short-term visitor use only and be subject to an occupancy condition or planning obligation to prevent its use as a permanent, secondary or principal place of residence.

Agricultural and Forestry Buildings

11.61 Agriculture and forestry are an integral part of the rural economy of the District. New agricultural and forestry buildings can be needed to support farming and forestry operations. Various types of agricultural and forestry building are permitted development[145], although some require planning permission, especially when they are larger in scale.

11.62 **Development Policy 8: New Agricultural and Forestry Development** relates to buildings required in connection with an agricultural or forestry business. Cotswold District has a highly sensitive landscape, and it is essential that new agricultural and forestry buildings are only permitted where a demonstrable functional or operational need exists. Modern agricultural and forestry buildings can be obtrusive features in the rural landscape if their impact is not mitigated. It is also important that the design and location of new buildings reduce the impact of the development as much as possible, whilst also contributing towards tackling climate change and improving biodiversity. Proposals must demonstrate that they have taken account of the surrounding landscape, highways and residential amenity, as well as considering and, where

[145] Planning permission for farms: Permitted development – provide full reference

possible, enhancing local habitat and biodiversity.

11.63 In demonstrating the need for the building, applicants should demonstrate that the proposed building is required having regard to the availability, suitability and operational effectiveness of existing buildings within the holding.

11.64 The sustainability and suitability of the proposal and its location should be carefully considered. In doing so, there are other policies and guidance that are likely to be relevant to proposals for the conversion of rural buildings, New buildings in the countryside must consider the requirements of **Development Policy 7: Conversion of Rural Buildings** which seeks to ensure that new buildings are not constructed with the intention of converting to residential uses soon after, for a use that would otherwise not be granted planning permission.

11.65 Proposals will be required to submit a landscaping scheme which, for example, should consider the shape and slope of the site, the buildings and surroundings, the colour and use of materials, and respect local buildings styles (i.e. traditional Cotswold materials, dark stained timber or unobtrusive, non-reflective materials in dark colours, usually grey, brown or green).

Development Policy 8: New Agricultural and Forestry Development

Proposals for new or extended agricultural and forestry development must:

a. be designed for agricultural or forestry purposes only
b. demonstrate that there is a functional or operational need for the building for an agricultural or forestry purpose
c. visually integrate with existing buildings on the holding and be positioned to minimise their impact on both the surrounding and wider environment. The design should be sympathetic to the rural character of the area, in keeping with the surroundings, blend with the landscape and buildings and should avoid visually prominent skyline locations unless it can be demonstrated that no suitable alternative exists and impacts are satisfactorily mitigated
d. in the case of a freestanding building which is separate from existing buildings, be supported by an operational needs statement setting out why the erection of a building is necessary in the location proposed and demonstrate why it cannot be located adjacent to existing buildings, and
e. incorporate mitigation and enhancement measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in buildings (e.g. the installation of house martin next cups, house sparrow terraces, swift bricks and open next boxes) into the proposals wherever possible to help create new opportunities for wildlife.

Equestrian Related Development

11.66 The Cotswold District is a popular area for equestrian activities. The attractive landscape and villages, good bridleway network, nearby large centres of population and the area's tradition of field sports, studs and training facilities all contribute towards its popularity.

11.67 Existing farmsteads and groups of traditional farm buildings are likely to become available because of the changes occurring in agriculture, both in terms of the restructuring of holdings and the redundancy of traditional buildings unsuited to modern farming methods. New equestrian enterprises should be located in, or based on, existing buildings of this kind, both to help ensure new uses for traditional buildings and reduce the pressure for new, remote buildings in the countryside, particularly in the Cotswolds National Landscape.

11.68 In general, new development should normally be located adjacent or close to existing buildings unless it can be demonstrated that an alternative location would better minimise landscape, amenity or operational impacts.

11.69 Equestrian related development (including stables, tack rooms, feed stores, ménages) are prominent and visible uses in rural areas and need to be balanced with their potential (including cumulative) impact on the character and appearance of the rural environment. Proposals must demonstrate that they have taken account of the surrounding landscape, highways and residential amenity, as well as enhancements for local habitat and biodiversity.

11.70 Mitigation measures such as the retention of existing hedgerows at field boundaries and making space for wildlife in stable buildings (e.g. the installation of bird boxes, bat bricks, or house martin ledges) should be incorporated into the proposals wherever possible to help create new opportunities for wildlife.

11.71 A comprehensive landscaping scheme will also be required with the application, especially if it is within the Cotswolds National Landscape or in a Special Landscape Area and should be demonstrably maintainable. Equestrian related development should be designed (in combination with landscaping) to be sympathetic to the rural character of the area, in keeping with the surroundings and blend with the landscape. The design of proposals should have regard to relevant industry guidance, including that published by the British Horse Society (BHS), including complying with the space standards for stables as recommended by the BHS, to ensure equestrian developments also address' horse welfare, and/or the relevant specific national governing body e.g. the British Polo Association.

11.72 Signing and lighting of any equestrian establishment should be minimal and not be intrusive. Proposals should not harm the surrounding landscape, nor any residential amenity, including that of a single dwelling and, for example, not have an adverse impact in terms of noise, odour, light, or disturbance etc. The policy should also be taken together with other relevant policies in the Development Plan.

11.73 There are many visible signs of equine use and consideration should also be given to the impact of other equestrian paraphernalia such as horse boxes, jumps, post and rail fences. Relevant conditions or S.106 agreements may be imposed on planning permissions where necessary. Where these could have a harmful effect on the landscape, particularly traditional boundaries, the Council may impose conditions withdrawing certain permitted development rights.

11.74 Equestrian related development should not have an adverse impact on the safety and

capacity of the public highway or Public Rights of Way. Where conflicts between riders and walkers or motorists are likely to arise, it should include mitigation proposals from the applicant about how these might be overcome, such as new gates, but the fact that part of a route for riders runs along a road should not, itself, rule out the proposal.

Development Policy 9: Equestrian Related Development

The development of new or further development of existing equestrian establishments, where the proposal does not entail a residential component, will be permitted having regard to the following criteria:

a. where the development involves either a change of use of existing farm or agricultural estate buildings or other existing rural buildings or if new buildings are proposed, it is located close or adjacent to such buildings
b. where it can be demonstrated that the proposal makes best use of existing infrastructure, most notably existing vehicular and field access, tracks, bridleways, byways, utilities and buildings
c. where the proposed development can demonstrate through a landscaping scheme that it does not have an adverse impact on the character and appearance of the landscape, when considering the cumulative impact of the development with other similar enterprises in the area
d. does not cause material harm to hedgerows and arable field margins and where appropriate enhances existing hedgerows
e. artificial lighting will only be permitted where it is essential for operational, safety or welfare reasons and where impacts upon landscape character, dark skies, ecology and residential amenity are acceptable, and
f. proposals should not result in unacceptable impacts on the safety and capacity of the public highway or Public Rights of Way. Where the enterprise will involve significantly increased use by riders of bridleways and roads in the locality, a plan must be submitted showing the bridleway network and highlighting those routes which riders are most likely to use.

Chapter 12: Historic Environment

Introduction

12.1 Cotswold District's distinctive historic environment is central to its sense of place, quality of life and long-term sustainability. This chapter sets out how the Local Plan will protect, conserve and enhance these assets whilst also supporting the District's response to the climate and ecological emergencies. It brings together policies relating to heritage to ensure that future development respects local character, strengthens ecological resilience, and contributes positively to the health and wellbeing of communities. Taken together, these policies guide how growth can be accommodated sensitively, securing lasting benefits for people, nature and place.

12.2 This chapter includes the following policies:

- **Core Policy 53: The Historic Environment**
- **Core Policy 54: Listed Buildings**
- **Core Policy 55: Conservation Areas**
- **Core Policy 56: Non-Designated Heritage Assets**
- **Core Policy 57: Archaeological Assets**
- **Core Policy 58: Registered Parks and Gardens,** and
- **Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets).**

The Historic Environment

12.3. As discussed in **Chapter 2**, Cotswold District has one of the richest resources of heritage assets of any area in England. These include:

- individual buildings from modest cottages in the Cotswold vernacular style to grand, polite and country houses
- archaeological remains both visible, such as hill forts and field patterns and buried, including the Roman remains beneath Cirencester
- historic settlements from small hamlets and villages within the Cotswolds National Landscape to the formal townscapes of Chipping Campden and Cirencester
- historic parks and gardens from historic deer parks, such as Lodge Park, to twentieth century gardens, such as Barnsley House, and
- a registered Civil War battlefield at Stow-on-the-Wold.

12.4 The policies in the Local Plan, taken together, take a proactive approach to sensitively handling the current pressures on this valued resource through managing change sensitively and enhancing and promoting the historic environment where opportunity arises. The Council has a positive strategy for the conservation, enhancement and enjoyment of the historic environment. These measures include:

- the inclusion of the high quality and internationally recognised historic environment as a vital part of the Vision for the District
- a series of historic environment policies which target heritage asset types, which are of

particular local concern, including: listed buildings, conservation areas (of which there are 144 in the District), scheduled ancient monuments, registered landscapes, and non-designated heritage assets (including non-scheduled archaeological assets)
- robust criteria for the identification of non-designated heritage assets, given the high number of such assets in the District
- landscape and design policies which address the important inter-relationship between the historic, built and natural environment
- careful analysis of allocated sites to ensure that the historic environment is fully considered and that these sites can contribute to the enhancement of the environment or where, having taken into account measures to avoid, reduce or mitigate harm, there is residual harm which is found to be outweighed by other benefits
- the Cotswold Design Code which will ensure high quality of design across the District for all scales of development, over the Plan period and beyond, and
- consideration for the role of the historic environment in underpinning the economy (including tourism) and the need for promotion in that regard. Unlike many areas of the country there are no key areas of the District that require wholescale regeneration, but the Local Plan does support projects that address historic environment issues, particularly for structures that are no longer in use or where the use has changed, for example the Old Goods Shed at Tetbury and the Thames and Severn Canal.

12.5 The Council cannot work alone to deliver improvements to the historic environment. It proactively supports a number of other organisations to do this, through financial support for the Cotswold's Conservation Board, in the provision of guidance on the historic environment and wider landscape issues and on initiatives to retain and repair historic landscape features, such as dry-stone walls. Support for community planning is also a key priority. Guidance on historic environment issues has been prepared and made available to local communities[146]. Council Officers also provide advice and guidance to those producing neighbourhood plans and neighbourhood design statements, which can include:

- promoting the production of local design guidance
- protecting and conserving designated heritage assets
- encouraging the compilation of local lists of non-designated heritage assets, and
- supporting the use of local CIL allocations to fund environmental improvement projects.

12.6 The Council also works with the owners and stakeholders of heritage assets to help them conserve and enhance their properties appropriately, through the provision of pre-application and planning advice and recommendations, the availability of guidance on the Council's web-site and by encouraging them to use both the Cotswold Design Code[147] and local design guidance even when proposed works are permitted development.

12.7 There are relatively few heritage assets at risk in the District. Those that are at risk include rural churches, tombstones, milestones and other buildings/structures for which a new, more current use is difficult to achieve through appropriate conversion. The other main area of heritage at risk

[146] https://www.cotswold.gov.uk/planning-and-building/cotswold-design-guidance/
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[147] Add reference.

is scheduled monuments where agricultural activities are damaging the historic remains, however this lies outside the control of planning.

12.8 Legislation together with national policies seeks to sustain the significance of heritage assets including any contribution from their setting. The council considers that a local policy is necessary to reinforce this, especially given the important significance of the historic environment to the Cotswold District. A key consideration is the potential harm that might be caused to the significance of a heritage asset including through change to the asset itself or its setting and that great weight should be given to its conservation, which is proportionate to its level of significance, and how that is balanced against the proposed public benefits of development proposals. The balancing principles referred to in **Core Policy 53: The Historic Environment** support national policy, which also emphasises the importance of the opportunity for new development to better reveal the significance of heritage assets.

12.9 The Council's Historic Environment Strategy[148] highlights a range of evidence and information such as the Gloucestershire Historic Environment Record and Conservation Area Character Appraisal and Management Plans which will be used to inform the consideration of future development including potential assessment required, the need for avoidance, reduction or mitigation of harm, and conservation and enhancement measures.

Core Policy 53: The Historic Environment

All development proposals should conserve, and where appropriate enhance, the special character, appearance and distinctiveness of Cotswold District's historic environment. This should include conserving heritage assets and their setting in a manner appropriate to their historic character and significance, and in a viable use that is consistent with their conservation.

Applications for development proposals which impact the significance of heritage assets will be determined in accordance with legislation requirements and the balancing principles set out in national policy and guidance.

All applications which affect or have the potential to affect heritage assets will be required to provide a heritage statement using appropriate expertise to describe the significance of the assets, their setting and landscape context at a level of detail proportionate to the significance of the asset or area, and the nature of the works proposed, using recognised methodologies.

The Historic Environment Record should be consulted as a minimum. The level of assessment should be sufficient to understand the potential impact of the proposal on the asset's historic interest, character and setting.

Listed Buildings

[148] Add Reference.

12.10 The listed buildings within Cotswold District are generally comparatively homogenous, their character being strongly influenced by the predominant use of Cotswold Limestone, and stone tile roofs, which influenced the character of early vernacular buildings, with steep roof slopes (45-55 degrees) and prominent use of gables and usually stone-mullioned windows. In the north of the District, many buildings were originally thatched with long straw, a number survive in areas such as around Broad Campden. From the 18th century, blue slate roofs became increasingly common, especially on more polite, higher-status buildings, and lower-status buildings became simpler and more linear in form with fewer gables and roofs of stone tile, or even blue slate, and often with timber casements, although stone mullions also re-occurred. In the 18th and 19th centuries, there was also some limited use of red brick (such as around Mickleton), and limited use of clay, Roman or double-Roman tiles occurred, more commonly upon agricultural buildings. The District also has a limited number of timber-framed buildings. The walls of Cotswold stone buildings were commonly protected from the weather, by limewash, plaster, or rough-cast render; the stripping of these coverings to expose the stone is a more modern phenomenon.

12.11 When considering the special architectural or historic interests of a listed building, a number of factors can contribute towards significance, and will be taken into account, including: the architectural design, which includes the scale, form, massing, elevational appearance, proportions, fenestration patterns, internal plan-form, internal spaces, horizontal and vertical circulation routes, construction materials and techniques, finishes and features, functional and decorative, and subsequent historic additions and phases of evolution. Proposals to remove more modern additions which detract from the significance of the building with a view to enhancing or better revealing the significance of the heritage asset (e.g., the replacement of modern windows), will normally be supported, providing that the design and materials are appropriate to the building.

12.12 Proposals for the conversion of a listed building to a new use may result in a form of development which would not normally be allowed, e.g., conversion into a dwelling outside development limits. Such a proposal may be approved if the applicant can demonstrate that the conversion scheme is the most sympathetic way to secure the viable future of the listed building (the 'Optimum Viable Use'), and the conversion can be carried out in a sympathetic manner without damage to the fabric, setting or architectural and historic interest of the building. The Optimum Viable Use is the viable use that least harms the significance of the building, not the most economically profitable use. An options appraisal may be required in order to assess the Optimum Viable Use.

12.13 Whilst some measures to improve the energy efficiency of a listed building can potentially be undertaken without the need for consent, any works which would affect the special architectural or historic interest of a listed building would require listed building consent. Applicants are advised to adopt a Whole Building Approach and have discussions with the Council's Conservation Officers before embarking upon such works.

12.14 It should be noted by applicants that any building or structure within the historic curtilage of the listed building at the date of listing, which was ancillary to the use or enjoyment of the listed building, and which was built before 1 July 1948, legally forms a part

of that listed building, even if physically detached. Such structures are referred to as 'curtilage listed'.

Core Policy 54: Listed Buildings

Proposals for additions or alterations to, or change of use of, a listed building (including partial demolition) or for development within the historic curtilage of, or affecting the setting of, a listed building, should:

a) seek to preserve the special architectural or historic interest and sustain the significance of the building, its setting, any curtilage-listed structures or any features of special interest
b) resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance, both internal and external
c) require the preservation of original architectural features, and later features of interest, both internal and external
d) take opportunities to reinstate internal and external features of special architectural or historic significance
e) resist the change of use of a listed building that would materially harm its significance
f) require any work to a listed building to sustain the significance of the heritage asset and as such strongly encourage any works to a listed building to be carried out in a correct, traditional manner by appropriately skilled specialists
g) resist any proposals within the listed building's historic curtilage or wider landscape or townscape setting, that would harm its significance, or any contribution to that significance accrued from group value.

The retrofitting of a listed building to improve its energy efficiency, which includes the installation of renewable energy technologies, should follow the Whole Building Approach, and will usually be acceptable if the following criteria are met:

h) the measures respect the historic fabric and finishes of the building, and its traditional construction, having due regard to unwanted effects such as condensation
i) there would be no harm to any architecturally principal or otherwise visually important elevations, the roof-line/silhouette of the building, or any key views of the building (designed or fortuitous), or to any features of architectural importance, either internal or external
j) any physical impact upon significant historic fabric is fully reversible, and
k) locations other than on a listed building have been considered and dismissed as being impracticable, or otherwise harmful to the building's setting.

Conservation Areas

12.15 Conservation areas form a very special part of the character of the villages and towns of the District in terms of their buildings, the open spaces within them, and their surroundings, and the Council considers that a local policy is necessary to sensitively manage any changes to them. **Core Policy 55** relates to both conservation areas and their settings

12.16 The Council has carried out a series of conservation area appraisals leading to management plans and communities can produce their own design advice through Town and Village Design Statements and Neighbourhood Plans. It is important that development pressures on the District are managed in ways that protect and enhance the built environment, new development will be expected to comply with this advice. The Council has applied Article 4 Directions in some settlements to limit certain permitted development rights

12.17 The Council is responsible for designating new conservation areas. Prior to designation, a conservation area appraisal should be undertaken to identify the merits of such a designation. The Council will work with local communities to consider whether the designation of any new conservation areas within the District is appropriate.

12.18 Within a conservation area, some renewable energy equipment can be installed on or within the curtilage of a non-listed building without planning permission. Where planning permission is required, the policies in **Chapter 8** should also be considered, along with **Core Policy 55**, which seeks to preserve or enhance the character, appearance and significance of the conservation area. Applicants should always first check with the Council to determine if permission is required.

12.19 Development adjacent to, or some distance from a conservation area, or affecting key views into or out of the conservation area, may impact upon its setting, and subsequently its significance as a designated heritage asset. Applications for development outside the conservation area, which could impact upon its character, appearance and setting should give due regard to the respective conservation area appraisals, where these are available

Core Policy 55: Conservation Areas

Development proposals, including demolition, that would affect conservation areas and their settings, will be permitted provided they:

a) seek to preserve or enhance the character, appearance and significance of the conservation area
b) resist the change of use of any building where the current use contributes positively to the character of the surrounding area and to its sense of place
c) respects the character of the conservation area or the surrounding part of the conservation area, in terms of use, siting, scale and height, density, form, layout, proportion, design, materials, open spaces, access and circulation routes, and the retention of positive features
d) include hard and soft landscape proposals and boundary treatments, where appropriate, that respect the character and appearance of the conservation area

e) will not result in the loss of open spaces, including garden areas and village greens, orchards or paddocks, or gaps between buildings, which make a valuable contribution to the character or appearance of the conservation area, or allow important views into or out of the conservation area
f) have regard to the relevant conservation area appraisal (where available), and/ or
g) do not include inappropriate or internally illuminated advertisement signage, or the removal of historic shopfronts, and
h) applications for the demolition of a building in a Conservation Area will only be permitted where:

i. it has been demonstrated that the building harms or otherwise makes a negative contribution to the character, appearance and significance of the conservation area, and
ii. the proposed replacement building, through its scale, design, quality and materials, would preserve or enhance the character, appearance and significance of the conservation area.

Non-Designated Heritage Assets

12.20 The District benefits from a wealth of non-designated heritage assets that are considered to be locally significant and make a positive contribution to the character and distinctiveness of Cotswold District. This may be due to their historic, aesthetic, evidential or communal value, or a combination of these factors. This may include houses, shops, schools, village halls, churches, protected lanes, and even important walls, railings or fingerposts.

12.21 Whilst in some parts of the country there are local lists of non-designated heritage assets, in Cotswold District a comprehensive list is not available. Non-designated heritage assets will continue to be identified as part of the planning application process and will be given appropriate consideration. **Table 12.1** provides clarity on the types of buildings, sites and structures that the Council considers to be non-designated heritage assets.

Table 12.1: Criteria for deciding whether a building, site or structure should be considered as a non-designated heritage asset in Cotswold District.

Type of asset	Criteria for selection as a non-designated heritage asset (Note: it is not necessary for an asset to meet all relevant criteria)
Buildings and structures	Based on guidance produced by Historic England for both local (and national) listing: • Architectural interest • Historic interest • Archaeological interest • Age • Rarity • Aesthetic merits • Selectivity or representativeness

Type of asset	Criteria for selection as a non-designated heritage asset (Note: it is not necessary for an asset to meet all relevant criteria)
	• Integrity or "sense of completeness" • Historic association • Landmark status • Group value • Known architect/designer/builder • Social or communal value
Sites, structures or buildings already recognised as non-designated heritage assets	A number of heritage assets have already been identified as non-designated heritage assets via: • Serving of Article 4 Directions • Recognition as positive buildings or structures within Conservation Area appraisals • Through previous planning applications or pre-application advice • Previous analysis, for example, the work of the GGLT • Neighbourhood Development Plans
Assets of archaeological interest	Within Cotswold District the guidance set out in the PPG as to what can be considered as a non-designated site of archaeological interest will be followed. These non-designated sites may be included in the Gloucestershire Historic Environment Record.
Historic parks and gardens	These criteria are based on those developed by the Gloucestershire Gardens and Landscape Trust[149]: • Historic parks and gardens • Historic interest • Proportion of the original layout still in evidence • Influence on the development of taste whether through reputation or reference in literature • Early or representative of a style of layout • Work of a designer of local importance • Association with significant persons or historical events • Strong group value
Note: State of repair is not a relevant consideration when deciding whether a building, site or structure is a heritage asset or not.	

Core Policy 56: Non-Designated Heritage Assets

Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting. Development will seek to sustain or enhance the significance of the non-designated heritage assets. Proposals that directly or indirectly affect non-designated heritage assets will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.

The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset, will be guided by the criteria set out in **Table 12.1** and may be identified as part of the application process.

[149] Add Reference

Archaeological Assets

12.22 There are a number of scheduled monuments in the District. Any work which might affect a scheduled monument either above or below ground level will require consent from Historic England. Within the District, there are also a number of sites of archaeological interest that are recorded on the Historic Environment Record (HER) maintained by Gloucestershire County Council. However, the Historic Environment Record represents only a fraction of the total. Many potentially important sites remain undiscovered and unrecorded. Archaeological sites are a finite and non-renewable resource. As a result, it is important to make sure that they are not needlessly or thoughtlessly destroyed.

12.23 The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether the monument is scheduled or unscheduled. There is a presumption in favour of the preservation of nationally important sites and their settings. The need for development affecting archaeological remains of lesser significance will be weighed against the relative significance of the archaeology.

12.24 Applicants proposing development affecting a scheduled monument or site of archaeological significance need to consult Historic England's National List for England (NHLE) 212 and explain how the significance of the heritage asset will be affected. The developer will be expected to fund the pre-application survey work and any agreed preservation and recording work.

12.25 Where an archaeological or heritage assessment is required by **Core Policy 57: Archaeological Assets** and/ or **Core Policy 58: Registered Parks and Gardens**, the assessment must, as a minimum, define the significance of the assets including any contribution made to their setting and the impact of the proposed development, thus allowing an informed and reasonable planning decision to be made. Such assessment should be undertaken by an appropriately qualified professional.

Core Policy 57: Archaeological Assets

Development which could adversely affect scheduled monuments or non-designated assets of archaeological interest, and their settings will require a suitable desk-based assessment and, where necessary, a field evaluation that should be submitted as part of any planning application.

Where scheduled monuments and their settings would be affected by proposed development there will be a presumption in favour of their physical preservation in situ, for example through modification of design, layout, drainage, landscaping or the siting and location of foundations. This presumption will be applied unless it can be demonstrated that public benefits will be secured which outweigh that harm or loss in accordance with the National Planning Policy Framework. In such circumstances, a programme for excavation, investigation and recording will be required to be submitted and agreed by way of a precommencement condition.

Opportunities to improve understanding, interpretation and public appreciation of archaeological assets will be supported where appropriate.

Historic Parks and Gardens

12.26 Cotswold District contains a significant concentration of historic parks, gardens and designed landscapes, including nationally important Registered Parks and Gardens such as Cirencester Park, Westonbirt Arboretum and Lodge Park. These assets make an important contribution to the District's landscape character, cultural heritage, biodiversity and tourism economy. Their significance often derives not only from buildings and structures, but also from designed views, planting patterns, avenues, water features, parkland, estate landscapes and their wider setting. Development proposals should therefore take account of the significance of the asset as a whole and seek opportunities for its conservation and enhancement.

Core Policy 58: Registered Parks and Gardens

Development proposals within or surrounding a Registered Park and Garden should be designed to preserve the significance of the asset, taking account of the landscape setting and any key views either within the asset, or between the asset and its wider environs. Where new landscaping is proposed as mitigation against the impact of development on a Registered Park and Garden, this should be reflective of the pattern and identity of the existing landscaping within the asset.

Proposals which contribute to or better reveal the significance of a Registered Park and Garden will be supported, including the removal of structures and uses that detract from the special historic interest of these historic parks.

The Conservation of Non-Domestic Historic Buildings

12.27 The conversion of historic buildings (both designated and non-designated heritage assets) to other uses is a key local issue. To retain these important assets, having regard to the provisions of national policy, it may be necessary to allow development that might otherwise be inappropriate, for example, the conversion of a traditional barn to a new house in an unsustainable location, where it can be demonstrated that the proposed use is the Optimum Viable Use (the most benign/sympathetic viable use, not necessarily the most profitable use). Conversions must be carefully controlled to ensure that the asset's historic importance, character and landscape setting are all conserved.

Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets)

Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that:

a) the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk
b) the proposed conversion would sustain the significance of the asset (including its form, features, character and setting)
c) the heritage asset is structurally sound
d) the heritage asset is suitable for, and capable of, conversion to the proposed use without substantial alteration, extension or rebuilding which would be tantamount to the erection of a new building, and
e) an appropriate/ proportionate record is made and submitted to the Gloucestershire Historic Environment/ Record

Proposals to extend or alter heritage assets that have previously been converted, will be permitted where it can be demonstrated that the proposed works would sustain the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset.

Particular support will be given to proposals that secure the repair, restoration, beneficial reuse or long-term conservation of heritage assets that are vacant, deteriorating or identified as being at risk.

Chapter 13: Natural Environment

Introduction

13.1 Cotswold District's distinctive natural environment is central to its sense of place, quality of life and long-term sustainability. This chapter sets out how the Local Plan will protect, conserve and enhance these assets while supporting the District's response to the climate and ecological emergencies. It brings together policies on landscape, biodiversity, water management and environmental quality to ensure that future development respects local character, strengthens ecological resilience, and contributes positively to the health and wellbeing of communities. Taken together, these policies guide how growth can be accommodated sensitively, securing lasting benefits for people, nature and place.

13.2 This chapter includes the following policies:

- **Core Policy 60: Biodiversity and Geodiversity**
- **Core Policy 61: Local Green Space**
- **Core Policy 62: Landscape**
- **Core Policy 63: Managing Flood Risk**
- **Core Policy 64: Water Management Infrastructure**
- **Core Policy 65: Watercourses**
- **Core Policy 66: Pollution and Contaminated Land**
- **Core Policy 67: Air Quality**
- **Development Policy 10: Trees, Hedgerows and Woodlands**, and
- **Development Policy 11: Dark Skies**

Biodiversity and Geodiversity

13.3 Cotswold District has a diverse range of habitats and species. Some areas are of international significance, including the Cotswold Beechwoods Special Area of Conservation (SAC). Many other areas are important at national or local level. Designated sites are listed below and shown on the Policies Map and are shown by **Appendices 16** and **17**. Additional sites may be designated during the lifetime of this plan. There are also international sites that lie outside the administrative area of the District, which could potentially be affected by development within it. The potential impacts of this Local Plan have been considered in the relevant Habitats Regulations Assessment[150].

13.4 The Internationally designated nature conservation sites, previously known as International Sites and now known as Habitat Sites in or near Cotswold District are:

- Severn Estuary Special Protection Area (SPA)
- Severn Estuary Ramsar
- Severn Estuary Special Area of Conservation (SAC)
- Bredon Hill SAC
- Dixton Wood SAC
- Cotswold Beechwoods SAC

[150] Add Reference.

- Rodborough Common SAC
- North Meadow and Clattinger Farm SAC

13.5 The nationally designated sites within the District consist of Sites of Special Scientific Interest (SSSI) and have been designated for their biodiversity or geodiversity value. Locally designated sites in the District include Local Wildlife Sites and Local Nature Reserves.

13.6 Local Wildlife Sites are areas with a rich diversity of habitats that provide refuges and corridors for wildlife across Gloucestershire. They are found on both public and private land and include a great variety of valuable semi-natural habitats such as ancient woodland, species-rich grasslands, river valleys, heathland and hedgerows.

13.7 Functionally Linked Land (FLL) describes areas of land or sea outside a designated site which are critical to or necessary for the ecological or behavioural functions of that site[151]. Within the District, this includes the Cotswold Lakes SSSI, which is used by birds from Severn Estuary SPA/Ramsar. Other habitats may also be used by SPA/Ramsar birds for foraging.

13.8 Where development is permitted, the Local Planning Authority (LPA) will seek, through the use of appropriate conditions or legal obligations, to ensure that:

- it enhances nature conservation interests
- that damaging impacts are prevented
- that long-term protection and management is secured, and
- and that necessary compensation is provided.

13.9 Development proposals where the primary objective is to conserve or enhance biodiversity will be encouraged. Where there are opportunities for enhancements which benefit nature conservation and biodiversity, appropriate measures to secure them will be sought. Development that would cause significant harm to biodiversity which cannot be mitigated or (as a last resort) adequately compensated for, will be refused.

13.10 The impacts of climate change and habitat loss and/ or fragmentation are of key concern. Special attention should be paid to ensuring that ecological networks, especially those that include and support designated sites and European protected species, are protected and enhanced. This could take place, for example, by supporting landscape-scale nature recovery through delivering the potential measures identified in the Gloucestershire Local Nature Recovery Strategy. (LNRS)[152]. To do so may entail working across administrative boundaries, in co-operation with other Local Authorities and partners, and in particular with the Gloucestershire Local Nature Partnership.

13.11 The Partnership had previously designated three Nature Improvement Areas, which are now covered by the LNRS (shown by **Appendix 17).** These were the Cotswold Scarp, Cotswold Valleys and Cotswold Lakes, which are wholly or partially within the District, but are now all incorporated in the LNRS. The key ecological networks (mapped as Nature Recovery Networks (NRM's) are

[151] Add reference for Identification of wintering and passage roosts on functionally linked land of the Severn Estuary - Gloucestershire and Worcestershire (Phase 5) - NECR401

[152] ADD Reference

shown on the Policies Map.

13.12 Where a development proposal is likely to result in-adverse effects on the integrity on a Habitat site, the LPA, as Competent Authority, will undertake a Habitats Regulation Assessment. Applicant(s) will be required to provide the LPA with such information as is necessary for it to satisfactorily undertake the assessment. Determination of the development proposal will be subject to the findings of the Assessment and following due process under the Habitats Regulations. These considerations relate also to potential Special Protection Areas, proposed Special Areas of Conservation, listed or proposed Ramsar sites, and sites identified or acquired for compensatory measures for adverse effects on these sites or on designated European sites, now more commonly known as 'Habitats Sites'.

13.13 To enable development to come forward that might otherwise cause likely significant recreational effects on the North Meadow and Clattinger Farm SAC or the Cotswold Beechwoods SAC, the Council has worked with Natural England and neighbouring Local Authorities to prepare recreation mitigation strategies for the SACs. These strategies identify the harm caused by various recreational pressures and the mitigation required to address those impacts. They also provide data on the areas from which visitors come to the sites, enabling a Zone of Influence to be defined (**Figure 13.1**). All relevant applications within the Zones of Influence are subject to Habitat Regulation Assessment (HRA). For most applications, applicants can make a financial contribution to the mitigation to deliver mitigation consistent with the adopted strategy, ensuring that any potential impacts are satisfactorily mitigated, in accordance with **Core Policy 60**[153] and **Core Policy 71.** In some instances, suitable alternative natural greenspace will have to be provided within the development site.

13.14 Where Alternative Natural Recreational Greenspace (ANRG) and Strategic Access Management and Monitoring (SAMM) mitigation measures are required for residential development, the Council will follow a consistent approach to mitigation, based on the zone of influence (as identified on the Policies Map). The approach is set out in **Core Policy 60**. The zones of influence for the North Meadow SAC are defined as:

- a straight-line distance of between 0 and 4.2 kilometres from the SAC boundary. Within this zone, measures must be provided for all residential proposals for 1 or more net new dwellings to ensure that the integrity of the SAC is protected. Mitigation measures will be based on a combination of the provision of ANRG and SAMM measures and will be delivered prior to occupation and managed in perpetuity in accordance with the ANRG Management Plan, and
- a straight-line distance of between 4.2 and 9.4 kilometres from the SAC boundary. Within this zone, measures must be provided for all residential proposals for 1 or more net new dwellings to ensure that the integrity of the SAC is protected. For most developments, mitigation measures will be limited to SAMM measures, however larger developments may need to provide additional mitigation in the form of ANRG as advised by Natural England

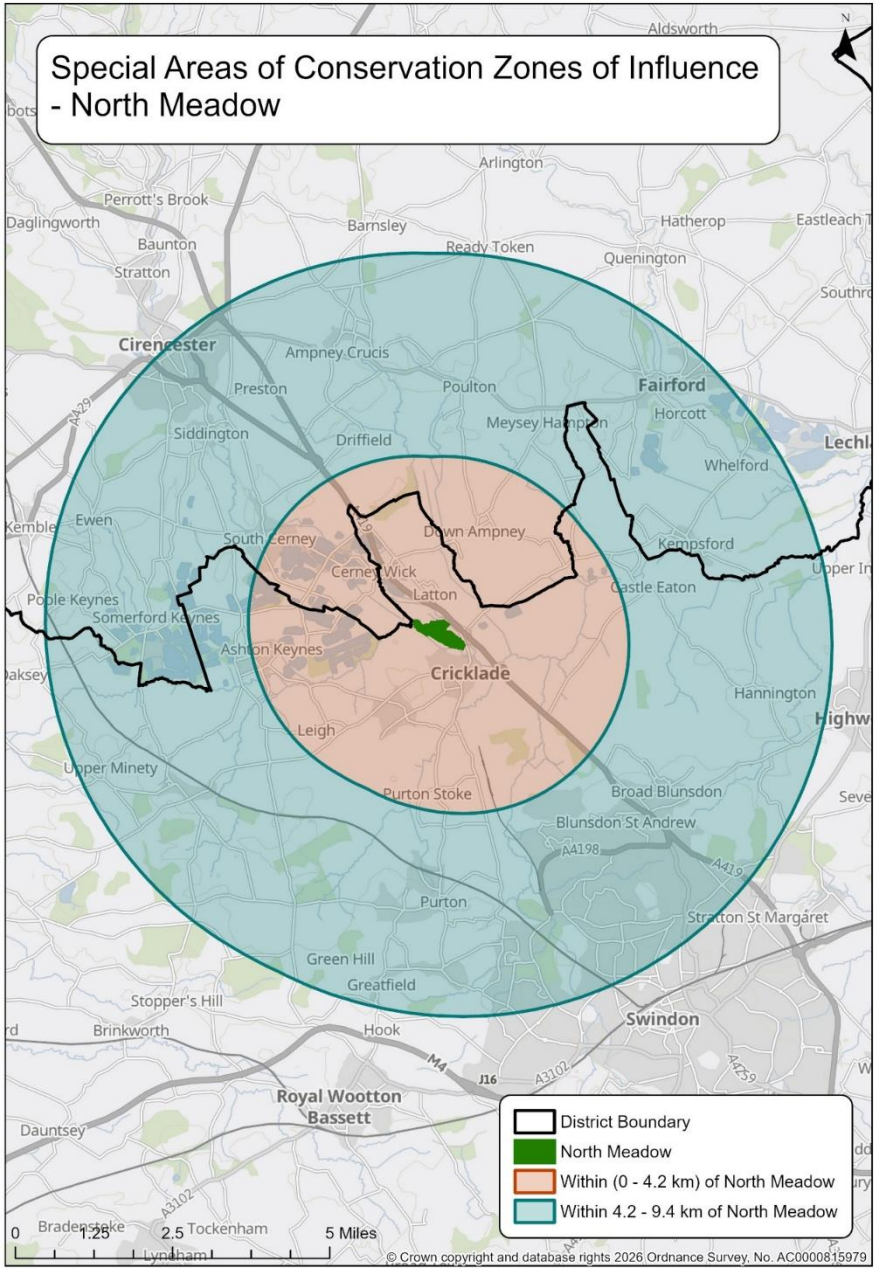
[153] Cotswold Beechwoods SAC mitigation strategy: Cotswolds Beechwoods Mitigation Strategy
North Meadow SAC mitigation strategy: North Meadow SCA Mitigation Strategy

on a case-by-case basis

13.15 The NPPF, together with other legislation and guidance, highlights the importance of conserving and enhancing biodiversity and geodiversity assets and networks. The degree of protection should be commensurate with the importance of the asset and its contribution to ecological networks. The protection of internationally designated sites will be the overriding policy consideration where development may cause an adverse effect. To ensure the long-term resilience of the biodiversity resource it is vital that development not only ensures no net loss but makes a contribution to enhancement of biodiversity through habitat creation and land management.

13.16 Biodiversity Net Gain (BNG) is an approach to development management that leaves biodiversity in a measurably better state than before the development took place. At least 10% net gain is required by the Environment Act 2021.

13.17 Local Nature Recovery Strategies (LNRS) are an England-wide system of spatial strategies. Gloucestershire's LNRS was published by GCC in February 2026 and endorsed by CDC Cabinet in March 2026. All strategies establish priorities and map proposals for specific actions to drive nature's recovery, expand and connect existing habitat, and provide wider environmental benefits.



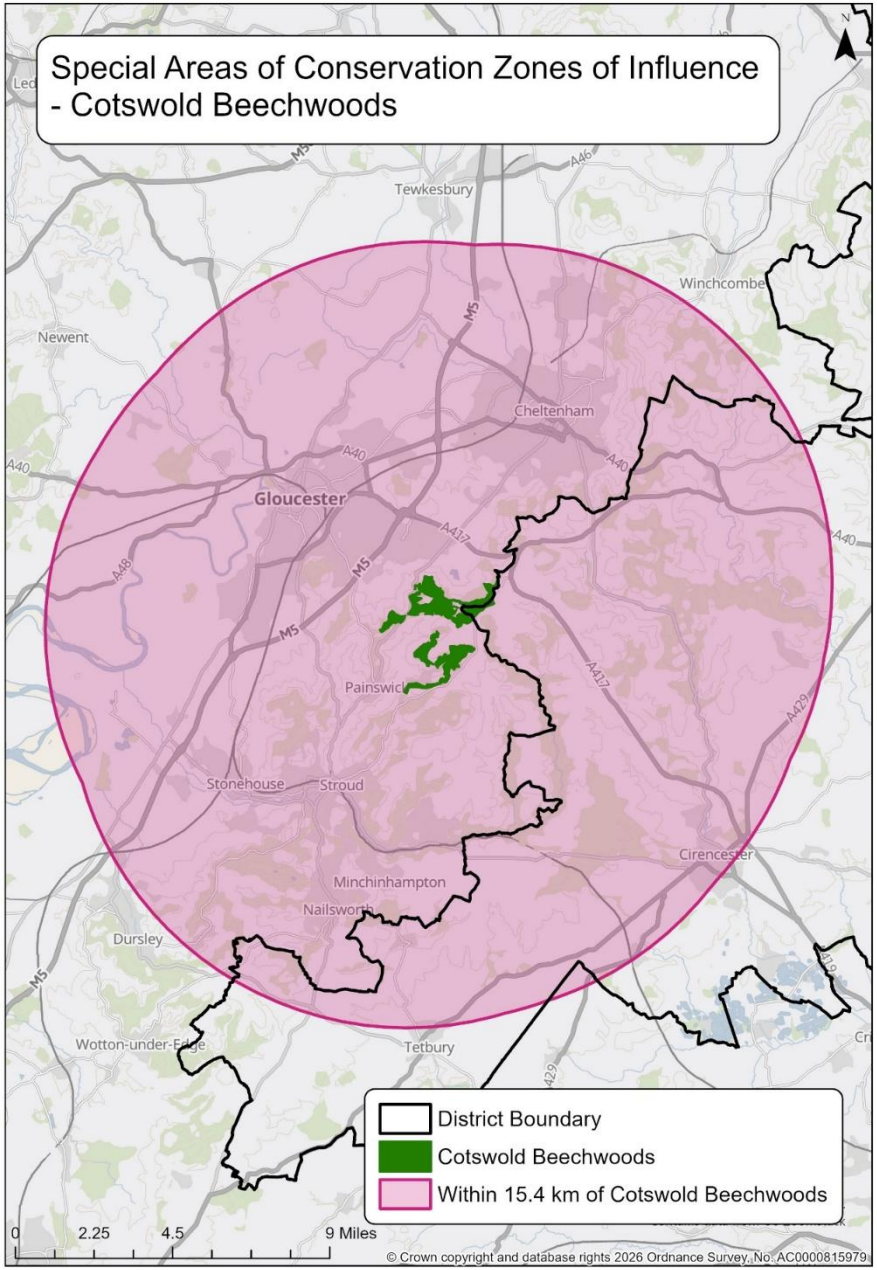


Figure 13.1: SAC Zones of influence.

Core Policy 60: Biodiversity and Geodiversity

Development proposals will be supported where they protect and enhance sites internationally, nationally and/ or locally designated for their importance to nature conservation, ecological or geological value as well as non-designated sites of ecological or geological value. An ecological Impact Assessment is required to be submitted with the application if the proposed development affects or has the potential to affect any site of biodiversity or geodiversity interest, including:

a) any internationally designated Habitats Sites including Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site
b) any statutory designated site, for example: Sites of Special Scientific Interest (SSSI), National Nature Reserves and Local Nature Reserves
c) any non-statutory designated site, for example: Local Wildlife Sites, Local Geological Sites and Special Roadside Verges
d) priority habitats and species, and
e) species listed as threatened on the IUCN Red List, along with habitats capable of supporting these species.

Habitats Sites

The highest level of protection will be given to Habitat Sites (formerly known as European Sites). Development will not be permitted if it would adversely affect the integrity of a Habitats Site either alone or in combination with other developments. Proposals having a harmful impact on the integrity of Habitats Sites that cannot be avoided or adequately mitigated will not be permitted.

To mitigate the impacts of development on the Cotswold Beechwoods SAC and the North Meadow and Clattinger Farm SAC, financial contributions can be secured to fund the mitigation measures identified in the adopted strategies. Alternatively, applicants may submit their own shadow Habitats Regulations Assessment (HRA), demonstrating the likely recreational impacts arising from the development and setting out the mitigation measures that will be implemented for the lifetime of the development to address those impacts.

Mitigation will be required for all new development resulting in a net increase in housing and/or holiday accommodation within the identified Zones of Influence, as shown on the Policies Map and **Figure 13.1**, including Permitted Development which is required to comply with the Habitats Regulations.

Other Biodiveristy and Geodiversity

Development proposals which would result in significant harm to any other biodiversity or geodiversity interest will only be considered for approval after alternative sites that would result in less or no harm have been considered, and it has been demonstrated sequentially that the mitigation hierarchy has been followed

To ensure that mitigation or compensation measures take place, which may include Biodiversity Offsetting, these will be secured by conditions or planning obligations and will need to include financial support for continued maintenance.

If significant harm to biodiversity or geodiversity cannot be adequately mitigated against, or compensated for, permission will be refused.

The design of development should incorporate measures to improve the biodiversity and geodiversity of the development site. Such measures should include making a contribution to the wider ecological network, including open spaces and green infrastructure and water bodies which make links between habitats and support wildlife. Measures should also attempt to link wildlife habitats together, improving access to, between and across them. These measures will be secured by conditions or planning obligations and many need to include a biodiversity management plan and financial support for continued maintenance.

A biosecurity protocol method statement will be required for all development proposals where there is potential to impact sites protected for biodiversity importance to ensure the introduction, and/ or spread of invasive non-native species of both flora and fauna is prevented.

Measures to enhance biodiversity should be designed so as not to increase the risk from bird strike to the operation of aircraft at Kemble Airport and RAF Fairford. Where appropriate, the implementation of a bird hazard management plan will be secured by condition or planning obligation.

Irreplaceable Habitats

Development resulting in the loss or deterioration of irreplaceable habitats, according to the latest Defra Biodiversity Metric, will be refused, save for where exceptional circumstances are demonstrated and appropriate mitigation and compensation is provided, including but not limited to:

- Ancient Woodland
- Ancient or Veteran Trees.

Local Green Spaces

13.18 The NPPF makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances, where the green areas meet the criteria set out in national policy. These Local Green Spaces can be designated through a Local Plan or through Neighbourhood Plans. Local Green Spaces identified in **Core Policy 61** are the result of extensive work with local communities and are deemed to meet the appropriate requirements to be designated[154]. The designated Local

[154] Add reference to our supporting evidence paper.

Green Spaces have been assessed against the criteria set out in national policy, including their proximity to the community they serve, their particular local significance and their local character, and are not extensive tracts of land.The Local Green Spaces allocated in this Plan are shown on the Policies Map and are set out in **Appendix 15**.

13.19 LGS1 (Blockley Mill - also known as the Water Board site) is an operational site as it contains water infrastructure facilities. Whilst designated as a Local Green Space, the site remains operational water infrastructure. The designation is not intended to prevent operational development, engineering works, maintenance activities or the extension, alteration or replacement of buildings and structures required for the continued operation of the facility As well as being designated as a Local Green Space, Manor Fields in Bourton-on-the-Water (LGS2) is used as a public car park for up to 42 days per calendar year.

Core Policy 61: Local Green Spaces

The following areas (shown on the Policies Map and set out in **Appendix 15**) were designated as Local Green Spaces in the 2011-2031 Local Plan:

LGS1: Blockley – Blockley Mill (also known as Water Board site)*
LGS2: Bourton-on-the-Water – Manor Fields
LGS3: Church Westcote – Land adjacent to Close Cottage
LGS4: Cirencester – The Humpty Dumps
LGS5: Kemble – Green at West Lane
LGS6: Kemble – Community Gardens at Station Road
LGS7: Kemble – Playing field
LGS8: Lechlade – Eric Richardson and Phyllis Amey Nature Reserve
LGS9: Siddington – Allotments, Ashton Road
LGS10: Siddington – Playing Fields, Park Way
LGS11: South Cerney – Church Lane Allotments
LGS12: South Cerney – Upper Up Playing Fields

The following areas (shown on the Policies Map and set out in **Appendix 15**) are identified as designated as Local Green Spaces in the 2026-2043 Local Plan:

LGS13: Ampney Crusis - The Cricket Field and Woodland next to the Cricket Field.
LGS14: Bibury – The Upper and Lower Kitchen Garden.
LGS15: Bledington – The land next to the village Hall.
LGS16: Bourton on the Water - Springvale Allotments, Conigers footpath – Ridge and
LGS17: Farrow Field, Burghfield House Field, Bourton Chase – Phase 3 – Public Open Space.
LGS18: Coates – Coates Meadow.
LGS19: Didmarton - Didmarton Playing Field.
LGS 20: Donnington - Stonehill Quarry.
LGS 21: Ebrington - Saxon Fields.
LGS 22: Fairford - The Park Close/ Park Close Pocket Park, Faulkers Close, Honeybone Green Space & Play Area, Keble Fields, Milking Path.
LGS 23: Kempsford - Hazel View Recreation Ground, Wakefield Green.
LGS 24: Kingscote - The Matara.
LGS 25: Leighterton - Play Space.
LGS 26: Little Rissington - Sweeting Corner.
LGS 27: Naunton - Naunton Playing Field.
LGS 28: Poulton - Ranbury Site B & C
LGS 29: Tetbury - Preston Park, Berkeley Wood, The Knapp
LGS 30: Weston Sub Edge – Land on the corner of Friday and Church Street
LGS 31: Willersey - Orchard Ley

Development will only be permitted within a Local Green Space where there are very special circumstances, which outweigh the harm to the Local Green Space. Particular attention will be paid

to the evidence presented by the local community when assessing development proposals that are likely to affect a designated Local Green Space.

*Whilst LGS1 is designated, it contains water infrastructure. The designation is not intended to limit its operational use or prohibitive extensions to buildings necessary for its successful operation.

Landscape

13.20 The landscape makes a significant contribution to the distinctiveness of the District, providing a sense of place, heritage, and tranquillity. A high-quality landscape does not only have aesthetic value, but can also provide wider benefits, such as habitats for wildlife, opportunities for healthier lifestyles and recreation, supports the local economy, and can also increase our resilience to adapting to the effects of climate change. The landscape should be taken into account in a holistic way alongside other related topic areas in the Local Plan such as green infrastructure, biodiversity, economy, tourism and climate change.

13.21 The Local Plan policies, taken as a whole, set out how development and use of land will help to address the climate and ecological emergencies through mitigation and adaptation. **Core Policy 62** focuses on the conservation and enhancement of the existing landscape. The provision of, for example multi-functional green infrastructure, housing development or renewable energy installations, are the focus of other policies within the Local Plan.

13.22 The landscape of the District is widely recognised for its natural and historic value. Landscape designations cover a large proportion of the District (80% of the administrative area falls within the Cotswolds National Landscape, with a further 6% included within Special Landscape Areas and 6% within the Cotswold Lakes. It is vital that the character, visual quality and historic value of the landscape of the District is conserved and, where possible, enhanced.

13.23 Trees, hedgerows and woodlands play a major part in establishing the character of the Cotswold landscape and make a valuable contribution to the ecological balance of the area, particularly veteran trees, ancient woodland and hedgerows.

13.24 Many of the special qualities of the Cotswolds are shared by the rest of the District, including the setting of the Cotswolds National Landscape. The Cotswolds National Character Area, as delineated by Natural England, covers a wider area than that formally designated as National Landscape. The other two National Character Areas within the District, the Upper Thames Clay Vale and the Severn and Avon Vales, also exhibit many of these "Cotswold" characteristics. Detailed landscape and historic landscape characterisation has been carried out for the entire District[155]. The resulting assessments emphasise the high landscape and historic quality of the whole area and the need to ensure its protection and enhancement.

13.25 Within and outside the designated landscapes there is a range of individual landscape assets

[155] https://nationalcharacterareas.co.uk/ Add full reference.

and features, including key views, skyline features, settlement patterns, field boundaries and early cultivation systems. Such features are worthy of conservation and enhancement.

13.26 A particularly important issue for the Cotswolds National Landscape and other parts of the District is the conservation and enhancement of the setting of historic settlements. This includes individual farmsteads, as well as towns and villages. Development pressure over recent decades has resulted in some inappropriately designed and located modern developments that have had a detrimental impact on the edges of settlements. Opportunities should be taken for new development to reverse this negative impact by being of design quality that fully respects the local landscape and historic character. **Core Policy 69** together with the Cotswold Design Code is relevant in this respect.

13.27 Some aspects of landscape quality, such as the tranquillity of an area, are difficult to define but important to protect as a key element of the character of the District. National policy says that tranquil areas are those that are "relatively undisturbed by noise from human caused sources that undermine the intrinsic character of the area. Such areas are likely to be already valued for their tranquillity, including the ability to perceive and enjoy natural soundscape, and are quite likely to be seen as special for other reasons including their landscape"[156]. Lighting can also have major impacts on landscape quality, particularly in areas of "Dark Skies" where there currently is little artificial light pollution. Applicants are advised to have regard as a starting point to available information including high-level CPRE Tranquillity Mapping, nationally-available Dark Skies mapping and the Cotswold Conservation Board's Position Statement on "Tranquillity and Dark Night Skies"[157]. A Landscape and Visual Impact Assessment (LVIA) should include reference to tranquillity, lighting and Dark Skies where appropriate**.** The landscape policies should be read in conjunction with **Development Policy 11: Dark Skies.**

Cotswolds National Landscape

13.28 As covered in Chapter 2, much of the Cotswold District falls within the Cotswold National Landscape. These represent some of the most sensitive landscapes in the country and so these areas are particularly vulnerable to the effects of development and change. Many of the key issues for the Cotswolds National Landscape[158], are outlined in the Cotswolds National Landscape Management Plan (2023- 2025), produced by the Cotswolds National Landscape Board in consultation with its partners including Cotswold District Council. The Management Plan has helped to inform the Local Plan policies and the special qualities of the Cotswolds identified, by the Management Plan, are shown by **Figure 13.2**.

13.29 National policy requires great weight to be given to the conservation of landscape and scenic beauty in these areas together with their wildlife and cultural heritage. It stipulates that planning permission should be refused for major developments in the National Landscape except in

[156] Planning Practice Guidance (PPG): Noise. Paragraph: 008 Reference ID: 30-008-20190722; National Planning Policy Framework (NPPF) 198 (2024)

[157] Add References.

[158] On 22nd November 2023, the Government rebranded Areas of Outstanding Natural Beauty (AONBs) as National Landscapes. In Cotswold District the Cotswolds AONB becomes the Cotswolds National Landscape, which retains the designation to conserve and enhance its natural beauty as a 'protected landscape'.

exceptional circumstances and where it can be demonstrated they are in the public interest.

13.30 Major development can be defined in quantitative terms, a threshold number of dwellings, for example. However, it follows from appreciation of the area's varied natural form that consideration of what constitutes 'major' development, whether residential or renewable energy for example, is both a matter of context and a matter of fact and degree: what is deemed to be 'major' in one area may not be deemed to be so in another. The Local Plan therefore does not provide a quantitative definition of 'major development' here as this would be misleading and inflexible within the context of a policy largely concerned with qualitative issues. It will therefore be a matter for the development management process to determine whether or not a given proposal constitutes major development.

13.31 The design of new developments should reflect the analysis of the special qualities of the National Landscape and opportunities for enhancement as described in the National Landscape Management Plan and relevant landscape character assessments (including the Cotswold Design Code)[159]. Notwithstanding the relatively uniform character of the landscape across much of the National Landscape, there are changes in landscape character and distinctiveness within it and it is important that these are recognised and reflected in the design of new development.

The area is a rich mosaic of historical, social, economic, cultural, geological, geomorphological and ecological features.[160]

- the unifying character of the limestone geology, its visible presence as natural outcrops, its use as a building material and through the plant and animal communities it supports;
- the Cotswold escarpment, including views from and to the National Landscape
- the high wolds, a large open, elevated landscape with commons, 'big' skies and long-distance views
- river valleys, the majority forming the headwaters of the Thames, with high-quality water;
- distinctive dry-stone walls
- flower-rich grasslands, particularly limestone grasslands
- ancient broadleaved woodland, particularly along the crest of the escarpment
- variations in the colour of the stone from one part of the National Landscape to another which add a vital element of local distinctiveness;
- the tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution
- well-managed arable and livestock farms
- extensive dark skies
- distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity
- an accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes, including the Cotswold Way National Trail
- significant archaeological, prehistoric and historic associations, and
- a vibrant heritage of cultural associations, including the Arts and Crafts movement.

Figure 13.2: The Special Qualities of the Cotswold National Landscape as identified by the Management Plan.

Special Landscape Areas

[159] Add Reference.

[160] Excerpt (shortened) taken from Chapter 4 of the CNL Management Plan (2023-2025).

13.32 Special Landscape Areas (SLAs) were introduced in Gloucestershire in 1982. There are six SLAs in Cotswold District. The purpose of SLA designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. Although not nationally designated, in some cases they provide important settings and effective buffers for the Cotswolds National Landscape.

13.33 SLA designation is based on a formal assessment of each area. The Cotswold District designations were reviewed in 2022 (and updated in 2026) and no change to the area boundaries was recommended[161]. In assessing the impacts of development proposals on the areas' character and qualities the whole of the Council's evidence base regarding SLAs including description, key landscape qualities and justification for recommendation should be taken into account[162]. Regard must also be had to the requirements of **Core Policy 62**.

13.34 The Special Landscape Areas in Cotswold District are shown on the Policies Map and by **Appendix 16** and are:

- Barrington Downs
- Coln Valley (north of Fairford)
- Kemble/Ewen
- Moreton-in-Marsh surrounds
- North Cirencester, and
- Norton Hall.

Core Policy 62: Landscape

Development proposals should protect and enhance the character and appearance of valued landscape the nature and physical appearance of ancient landscapes, or geological sites of importance through the restoration, management and enhancement of existing areas, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees, limestone species-rich grasslands and hedgerows.

Development will be expected to reflect and enhance local landscape character in accordance with the applicable guidelines to protect and conserve, manage and plan landscapes outlined for each landscape character area within the Cotswold Landscape Character Assessment (2026), particularly in settlement edge locations and Rural Areas. Development should, in the first instance, seek to avoid damage to the local landscape Character, with appropriate mitigation secured where damage to local landscape character Cannot be avoided.

Proposals will not be permitted if they would:

[161] Add Reference.
[162] We need to be clear what we consider this evidence consists of.

a) cause an unacceptable visual intrusion into the Open Countryside
b) fail to respond positively to local landscape character, settlement pattern, landform, scale, materials, views and features
c) cause coalescence between settlements
d) harm views to distant landmarks and landscape particularly sensitive to change
e) harm the setting of natural and built landmark features, and
f) reduce the historic significance of the landscapes.

All major development proposals must be supported by a Landscape and Visual Impact Assessment. Smaller development proposals may also require an assessment to be submitted if deemed appropriate, having regard to the type, scale, location and design of the proposed development.

Cotswolds National Landscape

In determining development proposals within the National Landscape or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

Major development will not be permitted within the National Landscape unless it satisfies the exceptions set out in National Policy and Guidance, and is consistent with the policies of the Cotswolds National Landscape Management Plan.

Special Landscape Areas

Development within Special Landscape Areas (as shown on the Policies Map) will be permitted provided it does not have a detrimental impact upon the special character and key landscape qualities the area including its tranquillity and where consistent with the rest of this policy (excluding for National Landscapes).

Managing Flood Risk

13.35 It is important that all forms of flood risk are fully considered in the context of any proposed development and appropriate measures utilised to avoid and minimise flood risk where appropriate.

13.36 The Council requires a considered approach to sustainable drainage which includes ongoing drainage management. This will include specialist input from the outset of the design and agreement of eventual ownership and management or maintenance arrangements of drainage assets. Where new development is within Flood Zones 2 or 3, it might be necessary for local infrastructure to be modified or enhanced. Developers may be required, for example, to make direct contributions to flood alleviation schemes affecting the communities close to developments. Land may also need to be safeguarded for potential flood storage areas or other water infrastructure from conflicting development in future reviews of the Local Plan.

13.37 When determining planning applications, the Council will seek to ensure flood risk is not increased, and where possible reduced elsewhere. **Core Policy 63** sets out that applications within Flood Zones 2 and 3, or development over 1 hectare in Flood Zone 1, will be required to be informed by a site-specific Flood Risk Assessment (FRA), in line with national policy. All FRAs should have regard to both parts of the Strategic Flood Risk Assessment (SFRA) published alongside the Local Plan[163] and demonstrate how flood risk from all sources will be managed now and in future taking climate change into account. This will help inform the requirement for mitigation measures. Where an assessment is required, it should take into account national guidance and its scope should be agreed with the Council. It should be proportionate with the degree of flood risk, make use of available local evidence and be appropriate to the scale, nature and location of the development. For all sites, the assessment should have regard to the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites.

13.38 Any identified impacts of the proposed development, individual and/or cumulative, must be satisfactorily mitigated. Phasing of development should also be considered to avoid possible cumulative impacts. A detailed environmental survey may also be required at the application stage to determine the acceptability of development and inform the requirement for mitigation measures.

13.39 Proposals must also take account of all sources of flooding, including surface water often caused by heavy rainfall and how to manage it. Surface water should–not exceed the current/ existing rates of run off and where possible achieve betterment. For example, development should ensure run-off from a site is reduced or at least neutral, and not worse than the natural situation known as the greenfield run-off rate [164]. Submitted site specific flood risk assessments are required to confirm for example, the development will not increase flooding elsewhere and how surface water run-off will be addressed by the developer.

13.40 SuDS are particularly useful in mitigating potential increases in surface water flooding, sewer flooding and flooding from watercourses resulting from development. Opportunities should be sought to disconnect surface water from combined sewerage systems, and include the retrofitting of sustainable drainage systems to existing development where possible. Ideally there should be no net increase in flow to existing combined sewers. Surface water drainage to the foul sewer from development can be a major contributor to sewer flooding. Development should follow the hierarchy (order of preference for foul drainage connection), as set out in the National Planning Practice Guidance, and proposals must demonstrate how the hierarchy of drainage options has been followed.

13.41 Proposals for natural flood management such as targeted land and vegetation management and planting in upper catchments and along watercourses will be supported in appropriate locations where they are consistent with national and Local Plan policies and relevant water catchment management plans to reduce flood risk and improve water quality. Proposals should aim to deliver multi benefit projects enhancing water quality, habitat and biodiversity. Proposals

[163] Add References.

[164] Gloucestershire SuDS design and maintenance guide https://www.gloucestershire.gov.uk/planning-and-environment/flood-risk-management/flooding-information/information-for-developers/

should have regard to sites designated and protected for their biodiversity and geodiversity importance and ensure that these are enhanced rather than damaged by the proposals.

13.42 Opportunities for property flood resilience (PFR) measures in existing buildings (such as changes of use or conversions), should be considered to mitigate residual as well as future climate change flood risk where possible. While development should be steered away from current and future flood risk areas, measures such as air brick covers or moving plug sockets higher up walls can all help to mitigate the impact of flooding if currently identified flood risk areas are in future expanded due to climate change. Other possibilities include; bedrooms not located on ground floors, hardstanding / tiled floors rather than carpets on ground floor, waterproof wall paint rather than wallpaper, raised appliances, raised letter boxes, not-return drainage pipes, and permeable paving driveways/patios for example. The NPPG includes a section on residual risk.

13.43 As noted above, SuDS may sometimes present a challenging solution. Where the challenge is insurmountable, suitable alternative approaches must be considered in consultation with the Lead Local Flood Authority (Gloucestershire County Council).

13.44 Whilst the policies of the Local Plan should be read together, **Core Policy 63** should particularly be read in conjunction with **Core Policy 64: Water Management Infrastructure**, and **Core Policy 65: Watercourses**, as well as 'The Cotswold Design Code' for example, on the design of SuDs, such as outfall features and open flow routes, to maximise biodiversity opportunities.

Core Policy 63: Managing Flood Risk

Development proposals must avoid areas at risk of flooding and apply a sequential approach that takes account of all potential sources of flooding including fluvial, surface water, groundwater and flooding from sewers and potential cumulative impact. Proposals should not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment from all sources of flood risk over the lifetime of the development.

Minimising flood risk and providing resilience to flooding will be achieved by:

a. applying the sequential test and where necessary (in accordance with the PPG) applying the exception test and in that event requiring developers to demonstrate that both limbs of the exception test can be satisfied as set out in National Policy (the NPPF)
b. requiring a site-specific flood risk assessment for:
    i. proposals of one hectare or greater in Flood Zone 1
    ii. all proposals in Flood Zones 2 and 3
    iii. in areas at risk of flooding from other sources of flooding as identified in the SFRA, including surface water, groundwater, reservoir and sewer flooding
    iv. on land identified in the SFRA as being at increased fluvial flood risk in future
    v. proposals situated over a culverted watercourse or where development will require controlling the flow of any watercourse, drain or ditch or the development could potentially change structures known to influence flood flow.

The design and layout of development proposals will:

c) include, unless demonstrably inappropriate, an integrated, suitable and multi-functional Sustainable Drainage System (SuDS) and ensure existing[165] run-off from a site is either demonstrably reduced or at least neutral
d) detail how existing flood flow paths will be accommodated and how the amount of flood storage will be maintained and improved (where possible) to ensure flood risk is not increased elsewhere
e) show consideration of cumulative impact assessment, including any wider benefits and opportunities, to reduce flood risk in the area and beyond
f) ensure the development will be safe taking account of the vulnerability of its users, from all sources of flooding for its lifetime. This shall include safe access and egress;
g) finished ground floor levels will be set a minimum of 600 mm above the 1% annual probability (1 in 100 year) river flood level plus climate change allowance. Where necessary any flood proofing/resistance measures are incorporated into the design, and
h) take into account the latest version of the Strategic Flood Risk Assessment.

Where a mitigation scheme is required, opportunities for Natural Flood Management techniques should be incorporated and delivered in an appropriate way to assist with reducing overall flood risk to communities and the implementation of suitable SuDS.

Developers will fund flood management and/or mitigation measures, where required, for the expected lifetime of the development including adequate provision for on-going long-term maintenance.

Water Management Infrastructure

13.45 Protecting our water quality, water supply and aligning the capacity of our water and wastewater infrastructure with new development, in addition to mitigating flood risk, are important factors for the Local Plan to address. **Core Policy 64** seeks to improve water quality and water efficiency, reduce water consumption, and avoid an overload of infrastructure that can lead to sewer flooding and storm overflow discharges.

13.46 The Cotswold District Water Cycle Study[166] has assessed the capacity of infrastructure in relation to water supply, wastewater collection, wastewater treatment and water quality. This is a key part of the evidence base, alongside the Cotswold District Strategic Flood Risk Assessment, and should be read in conjunction with the Policy.

13.47 New development must ensure the provision of clean water and safe disposal of wastewater while seeking to minimise or mitigate the impact of the development on existing infrastructure.

13.48 In Cotswold District new development will be required to be designed to Building Regulations

[165] Refer to paragraph 5b.5.15 on surface water run-off; and Gloucestershire SuDS design and maintenance guide https://www.gloucestershire.gov.uk/planning-and-environment/flood-risk-management/flooding-information/information-for-developers/

[166] Water Cycle Study 2026 Add full reference

water consumption standard for water scarce areas (currently 110 litres per person per day)[167]. It will also be required to accord with demand management measures set out in the Water Resource Management Plans of the water utility company in the area of the proposed development.

13.49 Development that can achieve a higher technical standard (for example, 100 litres per person per day), to be more resilient to future changes in water supply and demand, is this should be achieved using a fittings-based approach.

13.50 The Water Cycle Study and Thames Water considers that a Fittings approach increases the confidence that water efficient devices will be installed in new homes. For any non-residential development and refurbishments (that do not result in a new dwelling), a BREEAM assessment or its latest equivalent, is required, unless it is not technically feasible or viable. Improving water efficiency, such as incorporating low flow showers and kitchen taps, provision of water butts and rain/grey water harvesting systems, will also help to reduce the volume of wastewater that the sewer system has to accommodate.

13.51 Site developers and promoters should engage at an early stage with the appropriate water companies and sewerage undertakers, to agree what improvements, if any, are required and how they will be funded, to prevent delays to development by ascertaining the capacity of existing water supply and wastewater infrastructure networks, and, where necessary, upgrade them.

13.52 It is important to not underestimate the time to deliver water/wastewater infrastructure and off-site upgrades. Thames Water state, for example it can take between 18 months to 3 years for local upgrades and 3 to 5 years plus for more strategic solutions to be delivered, and allow the water company sufficient time to undertake any necessary capacity improvement works. Where there is a capacity problem and no improvements are programmed, phasing of development or a financial contribution (via agreement between the developer and water company) may be required from the developer, towards the provision of, or improvements to, infrastructure/ network upgrades to meet the need generated by their development.

13.53 Existing water, sewerage systems and treatment works can become overloaded from population growth and the effects of climate change. It is essential to ensure that such infrastructure is in place ahead of development to avoid unacceptable impacts such as sewer flooding of residential property or pollution of land and watercourses. Development should only take place where the new demand upon existing infrastructure is considered. The policy therefore requires a condition to ensure that growth is aligned or phased with delivery of additional capacity, (allowing the water company sufficient time to undertake any necessary capacity improvement works), and avoid any adverse impacts from additional demand on the existing network. This means that where there is no appropriate and deliverable mitigation to address insufficient water/wastewater infrastructure capacity, the occupancy of new homes should not be permitted.

13.54 In relation to water quality, the WCS finds that it is not possible for the watercourses receiving discharges from several settlements to achieve Good Ecological Status (GES) in relation to the chemical element Phosphate. The Local Plan has limited scope to improve Phosphate levels because many actions are outside planning control. However, **Core Policy 64** aims to reduce

[167] Add Reference.

demand for water in new developments, which will assist in reducing the risk of exacerbating a deterioration in standards. This policy criterion is also effective in helping to manage demand and increase water efficiency in line with sustainable building standards and to mitigate against the potential impacts of water abstraction. The Cotswold Lakes (formerly Water Park) is a designated bathing water that has previously been at risk of deterioration; the Environment Agency states that development should not put at risk its current 'Excellent' status.

13.55 Groundwater feeds into both public and over 200 private water supplies in Cotswold District. These supplies may be affected by pollution and may be depleted through surface water and drainage systems which do not allow for natural infiltration (recharge) of water through soils. The most vulnerable ground water sources are designated as Groundwater Source Protection Zones. Further details are available on the Environment Agency website. It is important that there are controls on development which may pose a risk to groundwater, to ensure an adequate and safe water supply.

13.56 To avoid any increase in discharge into the public sewer system and to protect the quality of the receiving watercourse and groundwater, development proposals will be encouraged to incorporate Sustainable Drainage Systems (SuDS) where feasible, to reduce run-off. Careful planning of SuDS schemes in areas identified as groundwater aquifers or sensitive to groundwater contamination will be required to ensure that there is no adverse impact on groundwater quality and to maintain or improve groundwater recharge. All SuDS will be expected to be required to comply with the National Standards for Sustainable Drainage Systems[168], July 2025, where practicable, the Cotswold Design Code, and the Cotswold District Strategic Flood Risk Assessment and from Gloucestershire County Council (as Lead Local Flood Authority).

13.57 Where development proposals are located within sensitive areas/ zones likely to be affected by odour and nuisances from operational wastewater treatment works, developers will be expected to work with water infrastructure companies to assess the impacts and formulate appropriate mitigation. In some instances, the Council may require an Odour Impact Assessment to confirm that either: (a) there is no adverse amenity impact on future occupiers of the proposed development or (b) the development can be conditioned and mitigated to ensure that any potential for adverse amenity impact is avoided.

13.58 Developers of sites close to the administrative boundary of the district should consider strategic water supply and wastewater treatment demand and work with infrastructure providers, and other developers, to seek cross boundary solutions where feasible. Whilst the policies of the Local Plan should be read together, **Core Policy 64: Water Management Infrastructure** should particularly be read in conjunction with **Core Policy 63: Managing Flood Risk.**

[168] National Standards for Sustainable Drainage Systems, 2025, https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds

Core Policy 64: Water Management Infrastructure

Water and wastewater provision

Proposals will be permitted where it is demonstrated that there is adequate water and wastewater infrastructure to serve the development. Proposals must take into account the capacity of existing off-site water and wastewater infrastructure and the impact of development on it; and make satisfactory provision for improvement where a need is identified that is related to the proposal. Where such infrastructure is required, it must be in place prior to the occupation of the development, or, if it is demonstrated that delivery within that timetable is not possible, within a timeframe that has first been agreed by the Local Planning Authority. Proposals, which result in the need for off-site upgrades will be subject to conditions to ensure that the first and/or subsequent occupancy is aligned with the delivery of the necessary infrastructure upgrades.

Water Resources

Proposals must incorporate design features that:

a) support recycling / re-use of water; and address sustainable water supply through the implementation of demand management measures, particularly to reduce the use of water and to prevent leakages, and are complemented by management initiatives that make efficient use of water, for example, through rainwater harvesting and grey water collection, and
b) demonstrate a water efficiency standard of 100 litres per person per day can be achieved for new dwellings. A condition will be attached to all planning approvals for new residential development to ensure that the water efficiency standards are met. Non-residential development will be required to meet BREEAM water-efficiency credits or their latest equivalent.

Water Quality

Proposals will be permitted that:

c) do not result in a demonstrable deterioration in water quality of the water environment, as required by the Water Framework Directive (WFD) (or its successor). Development should not prevent a waterbody achieving 'Good' Status for WFD, and where possible should lead to improvements to current WFD status. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development, and
d) incorporate integrated, suitable and multi-functional Sustainable Drainage Systems (SuDS) in all such development, unless demonstrably inappropriate

Proposals will be permitted that do not result in pollution of groundwater sources.

Development proposals within Source Protection Zone 1 (SPZ1) will be designed to allow for contamination being encountered and for restrictions on deep penetrative foundation methods, together with avoidance of:

- deep borehole soakaways;
- foul sewage discharge to groundwater;
- direct discharge of hazardous substances to groundwater;
- discharge of trade effluent to ground water; and
- underground oil storage tanks.

Development proposals that encroach upon existing wastewater treatment works will be fully assessed to avoid unacceptable impacts on future users or occupiers of the development and/or upon the operation of the treatment facility. Such proposals may be required to provide an odour impact assessment.

Watercourses

13.59 This policy seeks to ensure that development does not harm watercourses in Cotswold District. Watercourses are vital to biodiversity, provide a unique range of habitats, act as wildlife corridors, and form an important element of Cotswold District's ecological network. They make a significant contribution towards the character of the landscape and form an important part of Green and Blue Infrastructure. Well managed watercourses with high species richness and plants provide vital ecosystem services, help improve water quality, provide drainage and flood management and can also provide places for informal recreation. Of specific note are the River Thames and the Cotswold Lakes for example, however there are many other locations where watercourses and lakes are enjoyed.

13.60 The health of all watercourses is under pressure from a variety of issues including abstraction, pollution and increased recreational pressures affecting wildlife. It is essential that watercourses are positively integrated into the design of new development from the outset to protect their ecological importance and to retain and enhance biodiversity. Integrating watercourses into development can provide attractive riverside settings, natural areas of Blue and Green Infrastructure and areas for informal recreation.

13.61 All development proposals containing or abutting a watercourse should avoid damaging impacts and provide mitigation for any unavoidable impacts. Development proposals should, where possible, enhance watercourses so they benefit biodiversity and other ecosystem services. It is important that mooring stations are only provided in settlements, for example the existing boat moorings along the River Thames at Lechlade to prevent unnecessary disturbance to wildlife

Watercourse Buffer Zones

13.62 Watercourse buffer zones are required to avoid disturbance associated with development and can also be used to contribute towards delivering net gains for Biodiversity Net Gain. The buffer zone should be a minimum of 10 metres wide, measured from the top of each bank. Larger

developments should provide further buffering which can be used for informal recreation.

13.63 Proposals should include long-term management plans for the buffer zone which retain and enhance its biodiversity value and should seek to reinstate buffer zones where previous land uses or development have not provided this. Buffer zones should be reserved as a natural or semi-natural habitat, free from built development and formal landscaping, planted with native species that are naturally found by local riversides. Infrastructure such as pedestrian footpaths and cycle paths should be kept to a minimum. The buffer zone should not form domestic land or parking areas of any kind but may form part of the requisite Green and Blue Infrastructure and Biodiversity Net Gain for new developments.

13.64 Where a 10-metre-wide buffer zone is demonstrated to be impossible, proposals should be accompanied by detailed plans to show how the land available will be managed to promote biodiversity and how maintenance access to the watercourse will be created.

13.65 In addition to any planning permission, consent is required from either the Environment Agency or the Lead Local Flood Authority to carry out any work within 10 metres of a watercourse.

Culverting

13.66 The Flood and Water Management Act 2010 defines a culvert as "a covered channel or pipe which prevents the obstruction of a watercourse or drainage path by an artificial construction".

13.67 Culverting can have a huge impact on the ecology of the watercourse by removing habitats and fragmenting the channel and its river corridor. Culverting results in a complete loss of features within a watercourse, the continuity of the river corridor is broken, adversely affecting the landscape and ecological value of the watercourse for migrating species. An existing or potential amenity is also lost for present and future generations.

13.68 Culverts can also clog up after a bad storm and lead to flooding along either side. Culverting can also create a less permeable bed to a watercourse and often increases the speed of water flow, possibly increasing flood risk downstream and preventing local recharge of groundwater. Culverted sections may also create or exacerbate downstream or upstream bank and bed erosion or promote sediment deposition, as a result of altered water velocities and disruption to the natural transport of sediment. New culverts therefore will not be allowed and all opportunities to de-culvert a watercourse should be taken if development is next to one and has control of the land, unless technically demonstrated to be unfeasible.

Core Policy 65: Watercourses

Development of land that contains or is close to, for example 10m, to a watercourse must protect and where possible, enhance the function and setting of the watercourse and its biodiversity. As a last resort development should provide mitigation for any unavoidable impacts.

Development should include a 10m buffer zone along a watercourse to conserve and enhance biodiversity. Where a 10m wide buffer zone is not demonstrably possible, a suitable mitigation

strategy will be required to prevent harm to biodiversity. Where possible the strategy should also include ecological enhancement to the watercourse.

Proposals should avoid the culverting of any watercourse. Opportunities taken to remove culverts will be supported.

Outside settlements, proposals for mooring stages will not be permitted. Proposals for posts, earthworks or facing riverbanks with piles and planking will not be permitted except under exceptional circumstances and in agreement with the Environment Agency. Where it is necessary to protect a riverbank from erosion, the protective measures must be designed to maintain and enhance the special character of the river and its environment, including its biodiversity.

Major development proposals which are located within 20m of a watercourse may need an accompanying Construction Management Plan. This will be dependent upon, and in agreement with, the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution.

Sites for new development with existing culverts will be expected to investigate the feasibility of de-culverting the watercourse. Where bridges are proposed as an alternative to culverting, the construction method must take into account the importance of maintaining an obstruction free bank for wildlife.

Pollution and Contaminated Land

13.69 Many pollution sources are dealt with by separate legislation and regulations, but they remain material considerations in planning, in terms of potential adverse impacts on the health of the local community and the natural and built environment of the Cotswolds and contributing to climate change. The impact of potentially polluting activities can be minimised and avoided through planning policy controlling the location of potentially polluting development; controlling operations; and ensuring that incompatible uses of land are separated to avoid potential conflict.

13.70 National Policy states that local planning authorities should ensure new developments are appropriate for their locations, to prevent unacceptable risks from pollution. **Core Policy 66** safeguards against development that is likely to result in unacceptable levels of pollution, such as light and noise, and any negative effects on amenity, health and the natural environment, including soils and controlled waters (such as lakes, ponds, rivers, streams, canals, groundwater etc). The potential harmful effects of such disturbance from development on local residents, neighbouring land uses and premises, wildlife and its habitats, should be considered.

13.71 Regarding air pollution, particular caution will be applied in or close to designated Air Quality Management Areas and due regard had to any air quality action plan. The air can be polluted through gaseous emissions from industrial processes or through local traffic generation for example and may be exacerbated through local micro-climatic factors. Where there is a risk of any negative air quality impacts associated with development proposals, including cumulative impact, an assessment and, if appropriate, mitigation measures will be required to ensure that air quality has been adequately considered, and any negative impacts are minimised. The provision of green

infrastructure is recognised as an important element of the solution to, amongst other things, addressing air pollution and improving air quality in built up areas. Biodiversity enhancements can also deliver air quality benefits locally for example, through the introduction of green walls and roofs that trap pollutants, which in turn deliver cleaner air. The potential impacts on air quality are also considered in other policies, including those on Sustainable Transport and Health and Wellbeing.

13.72 Controlled waters can be polluted by the discharge of pollutants onto land, soakaways, or direct into groundwater or surface water courses or via other pathways. Good quality ground water and surface water is crucial for water-dependent ecosystems and wildlife and can be used as a source of drinking water, agriculture or industry. Proposed site activities and Sustainable Urban Drainage Systems (SuDS) should, similarly have regard for best-practice, and be appropriately designed for the site (refer also to **Core Policy 64** on flood risk and design). Early discussions with the Environment Agency and other appropriate regulators are advisable.

13.73 In areas where the community values quiet enjoyment and tranquillity, noise can be similarly detrimental, as can vibration, dust, smell and the intrusion of light and heat. Inappropriate light colour, intensity and spread can have adverse environmental impacts, for example by affecting the conservation of protected species such as bats. Noise should not give rise to significant adverse impacts on health and quality of life. Acceptable noise levels will vary according to the source, receptor and time, and the policy is not intended to unduly restrict existing established businesses which may need to develop.

13.74 It is important that there are controls on developments which pose a risk to groundwater, to ensure an adequate and safe water supply. Groundwater feeds into both public and over 200 private water supplies. These supplies may be affected through pollution (or pollution activities) and may be depleted through surface water and drainage systems which do not allow for natural infiltration of water through soils. The most vulnerable ground water sources are designated as Groundwater Source Protection Zones. You can view the Environment Agency's groundwater SPZs website[169]. Development proposals located within an inner source Protection Zone (SPZ1) or at sites where aquifers are sensitive and vulnerable, where there is a risk of potential pollution to groundwater, need to be designed appropriately and in discussion with the Environment Agency.

13.75 Certain sites and pipelines in the District are designated as notifiable installations, by virtue of the substances stored, transmitted or used. Some development, such as housing, may be incompatible with such sites for safety reasons. The LPA holds maps showing the location of these sites.

13.76 Particular care will be taken in relation to the redevelopment of contaminated land or land that is suspected of being contaminated and in relation to activities involving hazardous substances. Where a site is affected by contamination, responsibility for securing safe development lies with the developer and/or landowner. Developers will be required to show that appropriate measures have been taken to mitigate any adverse impact of contamination and/or hazardous substances on sensitive receptors such as groundwater or end-users of the development. Developers can

[169] Add Reference.

assess and manage the risks from land contamination following Land Contamination Risk Management (LCRM) Guidance[170].

Core Policy 66: Pollution and Contaminated Land

Development will be permitted that will not result in unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses through:

a) pollution of the air, land, surface water, or ground water sources; and/or
b) generation of noise or light levels, or other disturbance such as spillage, flicker, vibration, dust or smell.

Unless proposals would result in no unacceptable risk to future occupiers of the development and/or the surrounding land, development will not be permitted:

c) that is located on or in the vicinity of land that is contaminated or suspected of being contaminated; and/or
d) on land that contains, or which potentially would create through development a pathway for migration of a potentially hazardous substance into a sensitive receptor.

In respect of affected sites, the developer and/or landowner will be required to undertake appropriate investigation(s) and to carry out necessary remedial works.

Measures to limit air pollution and protect air quality (so development has a neutral or positive impact on air quality) will be supported to protect human health and the environment in line with **Core Policy 67**.

Core Policy 67: Air Quality

Development will not be permitted if air pollution impacts lead to significant adverse effects on health, the environment, or protected sites (as defined by the Environment Act 2021[171]) or amenity, including residential amenity.

Applicants must have regard to the most up to date National Guidance[172] and shall, where appropriate, prepare and submit an air quality assessment with their application.
Applicants should demonstrate that:

a) any identified emissions will not lead to significant adverse effects on health, the environment or amenity

[170] Add Reference.
[171] The Environment Act 2021. Section 110. www.legislation.gov.uk/ukpga/2021/30/contents/enacted
[172] Add Reference https://iaqm.co.uk/guidance/ (Institute of air quality guidance)

b) development will not lead to an increase in emissions, degradation of air quality or increase in exposure to pollutants at or above the health-based air quality objective and interim targets referenced in the Local Management Technical Guidance (TG22), or latest version[173]
c) any impacts on the proposed use from existing poor air quality are appropriately mitigated
d) the development promotes sustainable transport measures and use of low emission vehicles to reduce air quality impacts of vehicles, and
e) the development is designed in a way to encourage non-habitable rooms on roadside facades (and habitable rooms as far from roads as possible) with consideration for the Design Code requirements for solar gain/ overheating.

Where development proposals would be subject to unacceptable air quality standards or would have an unacceptable impact on air quality standards they will be refused.

Where emissions from the proposed development may be at risk of meeting the relevant regulatory standards, the applicant will need to assess the impact on local air quality by undertaking an appropriate air quality assessment. The assessment shall have regard to guidance current at the time of the application to show that the national objectives will still be achieved.

Trees, Hedgerows and Woodlands

13.77 **Development Policy 10** promotes the conservation and enhancement of trees, tree groups, (including orchards), woodlands, and hedgerows, ancient and veteran trees, and ancient woodland. It also requires appropriate new tree planting.

13.78 Trees and hedgerows contribute to the environment in many ways, including:

- improving the quality of the air removing dust particles and harmful gas emissions, particles and pollutants
- in urban and rural areas, by helping to reduce the heat island effect, providing much needed shading and cooling.
- reducing soil erosion and flash flooding by slowing down and capturing fast flowing water.
- contributing significantly to the appearance and character of the landscape.
- improving biodiversity and play a key part in the wider Green Infrastructure of the area.

13.79 These benefits all help to improve the health and wellbeing of people and their quality of life.

13.80 The Gloucestershire Tree Strategy was published by the Gloucestershire Local Nature Partnership in 2021. The Cotswold District currently has 13,648 ha of tree cover, 11% of the total area of the District. The Tree Strategy sets a countywide target of 20% tree cover. For Cotswold District this requires an increase of 6,600 ha, which is a 50% increase over the existing tree cover. The Council will assist in the implementation of The Gloucestershire Tree Strategy. It will work with

[173] DEFRA (2022) Local Air Quality Management Technical Guidance (TG22). https://laqm.defra.gov.uk/wp-content/uploads/2021/03/LAQM-TG22-May-25-v2.1.pdf

the Local Nature Partnership (LNP) and assist partners and stakeholders, across the County, to coordinate and target their approach and actions.

13.81 Woodland creation will be encouraged to be located on urban or urban fringes or on poor agricultural land to derive maximum multifunctional benefits. Natural regeneration should be encouraged, particularly when located adjacent to existing woodlands to deliver extra wildlife benefits from scrub development. The Gloucestershire Local Nature Recovery Strategy should be referred to when selecting areas for woodland creation.

13.82 Where inappropriate forestry plantations exist on a former priority habitat (e.g., heathland, peatland, ancient woodland sites), development, will be encouraged to restore these habitats by supporting plantation removal.

13.83 Currently the Council, like many authorities, is facing a decline in tree cover because of the increased exposure to biological and abiotic threats to tree populations. This situation makes the conservation and planting of more trees ever more important.

13.84 This policy does not prevent the appropriate management of trees and woodlands or the removal of trees that are not in character with their locality or trees that have been attacked from deadly tree diseases and pests.

13.85 In some cases, the public benefit of development may outweigh the importance of retaining the trees on the development site. In those cases, compensatory tree planting will be required on or near the site. Appropriate tree species should be selected and arrangements made for the long-term management of the new trees. Further guidance can be found in the updated Cotswold Design Code, The Gloucestershire Tree Strategy and the Cotswold District Green Infrastructure Strategy. For the avoidance of doubt, clause (a) of part one of the policy includes trees protected by a Tree Preservation Order or located within a conservation area, clause (c) includes those meeting the criteria of hedgerow in the Hedgerow Regulations. clause (d) includes ancient semi-natural woodland and plantations on ancient woodland sites.

Development Policy 10: Trees, Hedgerows, and Woodlands

Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance:

a) trees and groups of trees (including orchards) of landscape, amenity, ecological or historical value of arboricultural quality as defined in BS5837 (2012) [174] and later revisions
b) ancient and veteran trees and ancient woodland
c) hedgerows of landscape, amenity, ecological or historical value, and/or
d) woodland of landscape, amenity, ecological or historical value.

[174] https://assets.publishing.service.gov.uk/media/66b20e18ab418ab055593375/Tree_Survey_and_Impact_Assessment_June_2024_Appendix_2_-_Explanatory_Notes.pdf

Development proposals affected by the above criteria should, where appropriate, have regard to the potential for new tree, scrub, woodland or extended woodland planting. Where trees, woodland or hedgerows are proposed to be removed as part of development applicants must demonstrate clear and robust reasoning for any proposed losses to arboricultural features.

Ancient and veteran trees and woodlands are defined as irreplaceable habitats[175]. The loss of Veteran Trees, Ancient Woodland and other protected trees, woodland and hedgerows will only be permissible in wholly exceptional circumstances, and any proposed loss will be considered on a case-by-case basis. Where losses are unavoidable appropriate compensatory planting must be secured. Woodland planting to assist carbon sequestration, nature recovery and sourcing of biomass or biofuel should be informed by the Gloucestershire Local Nature Recovery Strategy and the Gloucestershire Tree Strategy.

Development proposals that incorporate new tree planting should provide the appropriate measures to secure their long-term maintenance.

Applications for development that include new tree planting will be guided by the principle of the right tree, in the right place, for the right reasons.

Dark Skies

13.86 Artificial light can have a significant impact on landscape character, tranquillity, biodiversity, human health and the enjoyment of the night sky. Dark skies are an important environmental asset and contribute to the distinctive character of much of the District. They provide opportunities to appreciate the natural environment and cultural heritage and are particularly important for a wide range of nocturnal species.

13.87 Dark skies are one of the recognised special qualities of the Cotswolds National Landscape. However, it is estimated, by the CPRE that the area of darkest night skies within the Cotswolds National Landscape has diminished by more than 40% since 1993[176]. Increasing levels of artificial lighting have progressively reduced the extent of truly dark night skies. Careful control of external lighting is therefore necessary to minimise light pollution, conserve landscape character and tranquillity, and protect the ecological networks that depend upon dark corridors and habitats.

13.88 Artificial lighting can adversely affect biodiversity by fragmenting habitats and disrupting the movement, commuting and foraging behaviour of nocturnal species, including legally protected bat species. Development should therefore seek to minimise light spill and maintain dark corridors along watercourses, woodland edges, hedgerows and other ecological networks.

13.89 Lighting should only be provided where it is necessary for safety, security or operational

[175] https://www.legislation.gov.uk/uksi/2024/48/contents/made
The govt has defined irreplaceable habitats in legislation - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

[176] Nigh Blight Mapping, CPRE, 2019, https://www.cpre.org.uk/wp-content/uploads/2019/11/Night_Blight.pdf

purposes. Lighting schemes should be designed using the principles of the Institute of Lighting Professionals' guidance and should minimise sky glow, glare, light trespass and energy consumption.

Development Policy 11: Dark Skies

Development proposals that have the potential to impact upon the dark skies of the Cotswold National Landscape, must conserve and, where possible, enhance dark skies, tranquillity and the intrinsic character of the night-time environment.

The need for external lighting should be fully justified, and lighting should only be provided where it is demonstrated to be necessary for safety, security, accessibility or operational requirements.

Where external lighting is proposed, development proposals must demonstrate that the lighting scheme:

a) minimises sky glow, glare, light spill and light trespass
b) is of the minimum luminance, height, extent and duration necessary for its intended purpose
c) uses directional, screened and energy-efficient fittings designed to limit illumination beyond the site boundary
d) avoids adverse impacts on the character, tranquillity and visual amenity of the surrounding area, including views of the night sky
e) avoids adverse impacts on biodiversity and maintains dark corridors for wildlife movement, commuting and foraging, particularly along watercourses, woodland edges, hedgerows and other ecological networks
f) conserves and enhances the special qualities of the Cotswolds National Landscape, including its dark skies
g) incorporates appropriate controls such as dimming, timers, motion sensors or curfews, where appropriate, and
h) accords with the latest relevant professional guidance relating to lighting and dark skies.

Development proposals that would result in unacceptable levels of light pollution, individually or cumulatively, will not be permitted.

Chapter 14: Building Healthy and Sustainable Communities

Introduction

14.1 Creating healthy and sustainable communities' means ensuring that people across the Cotswold District can access the homes, services and environments that support their wellbeing, strengthen social cohesion and enable active, fulfilling lives. This chapter sets out how the Local Plan will guide development to promote health, inclusivity and resilience through well-designed places, accessible green and blue infrastructure, strong social and community facilities, and the infrastructure needed for modern, connected living. Together, these policies ensure that both new and existing communities can thrive, helping to deliver a District that is healthier, more equitable and more sustainable for the future.

14.2 This Chapter includes the following policies:

- **Core Policy 68: Planning for Health and Well-Being**
- **Core Policy 69: Good Design Outcomes and Process**
- **Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations**
- **Core Policy 70: Green and Blue Infrastructure**
- **Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments**
- **Core Policy 72: Social and Community Infrastructure, and**
- **Core Policy 73: Telecommunications Infrastructure.**

Health and Well-being

14.3 The environment in which we live affects our health and well-being, and as a social objective, it is a key component of sustainable development. Core Policy 68: Planning for Health and Well-being, alongside other policies in the Local Plan, help to ensure that health considerations are central to planning decisions.

14.4 The Council will support development proposals that promote health and well-being and maximise opportunities to ensure healthy and inclusive communities for all by creating environments that encourage healthy lifestyles and appropriate health infrastructure. The Council seeks to encourage developers to prioritise health outcomes, meeting the needs of all in the community, including older, younger people, families, people living alone, and those with disabilities.

14.5 Planning has control over some of the causes of ill health, such as the provision, location and design of homes, green spaces, or health infrastructure. Many of our health outcomes are explained by factors other than healthcare or our own genetics. These factors can be complex, such as our homes, lifestyle, social networks, or natural environment, all of which combine to create the environment or society in which we live. Physical activity levels, social isolation and diet, can contribute to many of the most common health problems, including type-2 diabetes, depression, and obesity because of the impact of economic, social and environmental factors.

14.6 There are also often health inequalities within these factors, and avoidable ill health because of the gap between rich and poor areas, or social inequalities. A well-designed built environment can help to reduce health inequalities, improve respiratory and cardiovascular health, reduce obesity, fear, isolation and depression as well as have environmental benefits and improve opportunities for social cohesion, activity and amenity; while conversely, poor housing conditions, environmental quality or pollution can exacerbate health inequalities. National policy states planning can contribute by 'promoting healthy and inclusive communities and supporting appropriate health infrastructure'[177].

14.7 Support for health and well-being underpins two of the Council's strategic priorities, 'delivering housing' and 'supporting communities' which the Local Plan can help to deliver. The Corporate Plan states 'we want our district to be the best in the UK for health and wellbeing.' The Council recognises that planning has an important role to play in the creation of healthy, safe and inclusive communities. The policy reflects the relevant priorities in the Gloucestershire Joint Health and Well-being Strategy[178].

14.8 The Joint Strategic Needs Assessment (JSNA) and Public Health England (PHE) data have also been used to inform the policy. The JSNA, via Gloucestershire 'INFORM'[179], looks at the current and future needs of the local population to guide the planning and provision of health, social care, and public health services and is an important evidence base. This contextual information can help with understanding our population needs, such as the ageing nature of the population, variations in health outcomes and inequalities, and barriers to accessing services, particularly in rural areas and to inform and shape development proposals. The JSNA also highlights the importance of addressing lifestyle-related factors such as physical inactivity, obesity, and social isolation.

14.9 Core Policy 68 requires that proposals for new development (excluding householder and other minor applications) to demonstrate careful consideration of several factors, described in the following paragraphs and referenced in the policy, and use relevant guidance or principles, where possible to illustrate this in the overall design. Proposals should show they promote and support opportunities for healthy lifestyles and can contribute to the creation of healthier communities.

14.10 Proposals should be 'social' and encourage social interaction, providing social spaces (whether green or public realm spaces) that are accessible, well maintained and flexible in use. Social spaces can enable social cohesion and encourage social pride in an area, such as by providing front gardens and informal meeting spaces such as street benches, trees for shelter and sitting, or more formal neighbourhood squares. Frontages and pedestrian routes should be well-overlooked and welcoming. As well as encouraging healthy living through formal and informal physical activity, like recreation, active travel, rest or play, such 'social' proposals may also include multi-use development, such as community hubs, or encourage a diversity of uses in a town centre.

[177] National Planning Policy Guidance (NPPG) Paragraph: 001 Reference ID:53-001-20190722 Revision date: 22 07 2019
[178] gcc_2596-joint-health-and-wellbeing-strategy_dev12.pdf
[179] https://www.gloucestershire.gov.uk/inform/

14.11 Development proposals are encouraged to be inclusive and to promote age friendly environments to meet the needs of different groups in the community, where possible aiming for dementia-friendly communities that help ensure that schemes and spaces are designed to meet the needs of all people of all ages and abilities. Inclusive proposals should provide a mix of high-quality homes and tenures that are accessible for all people, at all abilities and stages of their life, and that can adapt to the changing needs of people over time, enabling them to maintain their independence for longer. Formal and informal play areas should be well designed and integrated for all ages and abilities.

14.12 Development proposals should also be designed to be safe, i.e., they should be well maintained and create safer streets and spaces. Safe spaces can be encouraged by improved lighting, being easy to navigate (or 'legible'), clean and uncluttered, with walkable and wheelable routes, for example. Safety should be designed 'in' to proposals to help reduce the fear and perception of crime as well as help prevent anti-social behaviour, for example by ensuring sufficient natural surveillance.

14.13 A sense of safety and security is integral to people's mental health and well-being, and such 'safe' proposals can help have a positive impact on people's experience of navigating streets and spaces and encourage increased footfall to shops or other facilities. In addition, the health risks caused by pollution (such as air, noise, odour, light) likely to arise from the development or from neighbouring uses or activities, microclimates or extreme weather events like heatwaves or flooding also need consideration in terms of safety and adaptability to climate change. Further details are available from the Gloucestershire Climate Vulnerability Risk Assessment[180].

14.14 Core Policy 68 should, in particular, be read in conjunction with Core Policy 69: Good Design Outcomes and Process, the housing policies including Core Policy 41: Standards for New Residential Development, Core Policy 44: Specialist Accommodation, Core Policy 70: Green and Blue Infrastructure, Core Policy 33: Sustainable Transport and Connectivity, as well as those relating to climate change and safety such as flood risk, water quality and pollution.

Community Public Access Defibrillators (CPADs)

14.15 Cotswold District Council passed a motion to improve the provision of Community Public Access Defibrillators (CPADs) on major new developments in the District and ensure better health outcomes for local people. Defibrillation (an electric shock to the heart) can restart the heat after cardiac arrest but needs to be delivered as soon as possible. Most (80%) out-of-hospital cardiac arrests occur in residential areas and on average, it takes 7 minutes to get to the person with cardiac arrest, but in more rural areas, this may take longer. It will be a matter for the developer to demonstrate where provision of the CPAD is not feasible, especially for example where access by an ambulance to a rural area could take more time.

[180] https://www.gloucestershire.gov.uk/media/zprggygt/glos-crva-report_final.pdf

14.16 The CPAD(s) will either be physically provided or secured by an agreed financial contribution. It should be registered on an appropriate defibrillator network such as 'The Circuit' (British Heart Foundation), comply with current NHS and ambulance service guidance; and be within a safe, walkable, prominent and easily accessible location; and acceptable in planning terms where consent is required, such as on a heritage asset. Ideally no part of the development should be further than 400m away. The CPAD may be located inside an open structure, such as a porch to a building or bus stop, to provide additional protection from the weather and provided with an electricity supply to ensure it is kept at the right temperature in cold weather to protect it from damage.

14.17 An agreement on the guardianship of defibrillators between the owner of the public place (usually the Town or Parish Council) where it is intended to be installed and the developer, must be demonstrated, to ensure the device is 'rescue ready' in an emergency and for the future. This should be similar to provision for example of a play area, whereby the ownership, and maintenance responsibility of which, is once it is delivered by the developer, is then transferred to either the local Town or Parish Council or to a Management Company. As well as registration and the designation of a Guardian, maintenance of the CPAD should include routine checks and replacement of any item to maintain its status as "Rescue Ready" as required by The Circuit.

Health Impact Assessments (HIA)

14.18 For larger-scale development proposals, Health Impact Assessment (HIA) brings together a range of issues addressed in other policies in the Plan to focus on health impacts and outcomes. The second part of the policy requires such developments to clearly demonstrate how they have addressed some if not all the health and well-being principles set out in the first part of the policy and can form the health and well-being part of the Climate Change and Sustainability Statement.

14.19 The findings of health impact assessments can help developers understand what form their healthy development should take. Undertaking a HIA will ensure that the effects of a development on both health and health inequalities are considered and addressed during the planning process. HIAs should ideally be carried out early on so that analysis and discussion can genuinely inform site design and show proposals have considered the Cotswold Design Code/Guide.

14.20 A HIA should demonstrate how the likely significant impacts on health and well-being (both benefits and harm) of new major development will be assessed, provide mitigation where necessary to create healthy places and inclusive communities. The PPG guidance on HIAs is set in the context of meeting NPPF requirements for the consideration of health and well-being.

14.21 The Gloucestershire Health Impact Assessment (HIA) in Planning Framework [181] is a toolkit developed to help guide the preparation of HIAs, including scoping for the type of assessment required: rapid or comprehensive (i.e. more in-depth). While the 'major' threshold triggers the requirement for a HIA, the length and detail of the assessment should be proportionate to the scale and complexity of the proposed development. Advice can also be found on HIAs for example

[181] Contact Gloucestershire Public Health and Communities Team, GCC publichealth@gloucestershire.gov.uk

in PHE's 'HIA in Planning Guide 2020' and 'Health Impact Assessments – a practical guide' by the Wales HIA Support Unit[182].

Core Policy 68: Planning for Health and Well-Being

The Council will support proposals that reduce health inequalities, promote healthier lifestyles and improve the health and well-being of our existing and new communities.

All major development proposals should submit a design and access statement that demonstrates how the development contributes to shaping healthy communities and delivers high-quality sustainable places. Additionally:

i) development proposals of 100 dwellings or more, or 5,000sqm floorspace or more, should undertake a full Health Impact Assessment in accordance with the Gloucestershire Health Impact Assessment (HIA) in Planning Framework, and
ii) development proposals of 50 to 99 dwellings, or 1,000sqm to 4,999sqm floorspace should undertake a screening which assesses if a full Health Impact Assessment is required.

Health Impact Assessments should include, but are not limited to, demonstrating how the proposals contribute towards:

a) addressing local health issues, outcomes, and needs, as detailed in the JSNA
b) addressing the projected health inequalities and avoiding and/ or mitigating any adverse health and sustainability impacts
c) active street layouts and public realm, that are safe, secure and accessible by their design
d) open spaces/ green spaces for play and recreation, sports and leisure that encourage walking and cycling
e) good mental well-being by reducing social isolation and loneliness by encouraging the provision of social community infrastructure, including opportunities for people to meet and connect with one another
f) access to green spaces and connection with nature, to promote physical and mental health and wellbeing and to deliver multiple benefits for people, place and the environment
g) diversity in the residential offer that improves accessibility, affordability and promotes inter-generational connectivity and lifetime neighbourhoods
h) a strategy for the installation, access and maintenance of community public access defibrillator(s) (CPADs), and
i) making it easier for people to make healthier food choices by promoting access to fresh, healthy and locally sourced food by providing opportunities for food growing, for example by the inclusion of allotments.

[182] https://phwwhocc.co.uk/whiasu/ https://phwwhocc.co.uk/wp-content/uploads/2026/02/HIA-Vol-Guidance-for-Wales-E-Final-16_06.pdf https://assets.publishing.service.gov.uk/media/5f93024ad3bf7f35f184eb24/HIA_in_Planning_Guide_Sept2020.pdf

Good Design Outcomes and Process

14.22 Good design is a fundamental aspect of sustainable development and addressing climate change, is indivisible from good planning and should contribute positively to making places better for people as well as the natural environment.

14.23 The Cotswolds is widely recognised as an outstandingly beautiful area, rich in the architecture of every period and style. Many towns and villages contain impressive set pieces, ranging from a scatter of cottages around a green to gently curving town streets and market places. The design quality achieved in the past was generally very high. Local standards of traditional craftsmanship have been exceptional for hundreds of years.

14.24 Heritage themes that contribute to the distinctiveness of the local built environment include:

- local stone building materials – dry-stone walls, Cotswold building stone, natural stone roof tiles
- distinctive Cotswold vernacular
- rural (agricultural) settlement patterns of isolated farmsteads and villages with market towns and a number of country houses with associated estates
- key local architects including important proponents of the Arts and Crafts Movement, and
- Roman archaeology of the District focused on Corinium. Obvious Roman roads, still in use as main roads through the District.

14.25 Well-designed development can contribute positively to the conservation, enhancement and creation of historic assets and nature recovery, including at the strategic level through, for example the enhancement of Areas that could become of particular importance for Biodiversity as identified in the Gloucestershire Local Nature Recovery Strategy. High quality urban design and architecture also enables new development to integrate successfully with the historic environment, which is of particular importance for the historic towns and villages of the Cotswolds.

14.26 The built environment is as much about the spaces between and around the buildings or groups of buildings in a settlement as about the buildings themselves. For this reason, policy on Local Green Spaces is included in Chapter 13.

14.27 Core Policy 69 will be applied to all aspects of design, including architectural, landscape, ecological, urban and sustainable design within developments of every scale, from conversions and small extensions to major residential sites and large employment facilities.

14.28 Whilst the National Model Design Code provides direction on many design considerations, such as sustainable design, connectivity, health and wellbeing, and crime prevention, it is important to ensure that the local context is also fully considered. This is particularly so in an area renowned for the quality of its built and natural environment and which features very sensitive locations such as the Cotswolds National Landscape together with numerous Conservation Areas and listed buildings.

14.29 There are several developments, particularly post-war housing schemes around some of the key settlements, where the character of the area has not been reflected in scheme design. These developments often have been built using standard house types and layouts that are not locally distinctive. The result is insensitive development that is not integrated with its surroundings either in character or in scale. However, there are elements of these developments that provide benefits such as access to green spaces, including spaces between houses, larger gardens, both at the front and back of houses as well as tree lined streets. The design of new developments therefore, must ensure that poor building design quality is not replicated and that there is a sense of transition between the open countryside and an existing settlement's historic core and character in terms of building heights and density. Whilst ensuring that access to appropriately sized open spaces is not compromised. The updated Cotswold Design code should be read in conjunction with the Cotswold Green Infrastructure Strategy[183].

14.30 As well as ensuring that local character and distinctiveness are retained and enhanced, there are other key local issues that the design of development should address. These include meeting the challenge of climate change mitigation and adaptation as well as accommodating the District's ageing population. The latter signals the need to improve the health and well-being of residents through appropriate design of homes and open spaces. One of the ways this can be achieved is by adopting the principles of providing accessible and adaptable homes capable of meeting changing needs over time. In addition, an inclusive approach to design, which ensures that new developments are integrated both physically and socially with current communities and places, should be followed.

The Cotswold Design Code

14.31 The Cotswold Design Code (2026) provides important guidance to inform and continues to provide a firm basis upon which to determine planning applications.

14.32 The Design Code, which is expected to adopted as a Supplementary Plan, was updated to specifically address the need to:

- reduce the energy consumption and removing carbon emissions in new buildings and supporting residents to retrofit their traditionally built Cotswold homes to achieve similar standards whilst respecting local character and heritage
- create space and connections for people to walk and cycle more, increasing public transport provision and enhancing access to key destinations
- respond to the Council's commitment to promote healthy homes and neighbourhoods
- protect air, water, landscape and future populations from the impacts of pollution and climate change
- respond to changes in national policy and guidance which emphasise the importance of delivering beauty and the UN's global sustainability goals through the planning system, and
- respond to the Council's commitment to address its ecological emergency and the need to support and aid nature recovery.

[183] Add Reference.

14.33 The Cotswold Design Code will continue to emphasise the requirement to design development so that it either follows an authentic and traditional approach (vernacular or polite), in line with the local architectural character, or that it is designed in a high quality contemporary and innovative manner, which reflects and respects local character and the need to address climate change. The decision whether to adopt a traditional or contemporary approach will depend on the type of development proposed, the site and its setting.

14.34 Core Policy 69 has been updated to make clear what development 'must' and 'should' achieve. The Design Code provides guidance to inform the determining of planning applications in accordance with the relevant Local Plan policy.

Core Policy 69: Good Design Outcomes and Process

Development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the Cotswold Design Code

Proposals must clearly demonstrate how the following ten characteristics[184] are addressed in the design of the scheme in a mutually supportive way:

a) context – understand and enhance the surroundings and demonstrate how landscape character, heritage, local history, and culture have been valued and incorporated. Respond to any significant or material site constraints
b) identity – demonstrate how the context study and analysis have helped to develop proposals that are locally informed, attractive, and distinctive
c) built form – demonstrate how a coherent pattern of development has been achieved with appropriate building forms and types and forms including key destinations
d) movement – demonstrate an integrated network of routes for all modes of transport which are accessible, encourage active travel and are easy to move around with well-considered parking and servicing
e) nature – demonstrate provision of high quality, green open spaces with a variety of activities to enhance and optimise the existing Green and Blue Infrastructure and support rich and varied biodiversity and contribute to the objectives of the Gloucester Local Nature Recovery Strategy
f) public spaces – demonstrate the creation of safe, social, well-located, attractive, high quality and inclusive public spaces that support social interaction and provide opportunity for active and healthy lifestyles (Refer to Sport England's Active Design for guidance[185])
g) uses – demonstrate a mixed and integrated community with provision of mixed uses as required and a socially inclusive mix of home tenures, types and sizes (as required by **Core Policy 41: Standards for New Residential Development**).
h) homes and buildings – demonstrate how functional, accessible, healthy, safe, comfortable and sustainable buildings have been created with well related amenity and servicing

[184] MHCLG (2021) National Design Guide – Add Full Reference
[185] Sport England (2023) Active Design – Add full reference

i) resources – demonstrate how proposals follow the energy hierarchy and are efficient and resilient including the selection of building materials and construction techniques that minimise their environmental impact, and through the use of passive design strategies that maximise resilience, and
j) lifespan – demonstrate how proposals are made to last and have provision to be well maintained, adaptable to changing needs, and foster a sense of ownership.

Proposals for Major Development should:

k) prepare and submit Masterplans and Design Codes which are in accordance with national policy and guidance and the most up-to-date version of the Cotswold Design Code (s) or demonstrate compliance with the Cotswold Design Code (s) through other means, such as a Design and Access Statement
l) undertake appropriate Community Engagement that informs the proposals from an early stage in accordance with relevant national and local guidance[186] and

Strategic Allocations set out in this Plan should also comply with the requirements of **Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations**.

Proposals for major development must also:

m) make use of a Design Review as early in the process as possible, such as the Cotswold Quality Review Panel, or the Gloucestershire Design Review, or a Building for Healthy Life Assessment (which must be commissioned by the applicant and undertaken by a neutral third-party accredited organisation such as Design for Homes, Place Services or Design Southeast) are also acceptable options.

Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations

In addition to the requirements of **Core Policy 69**, proposals for the strategic allocations made by this Plan should also:

a) prepare a comprehensive Development Framework for the whole site and adjoining highway areas as relevant for approval by the Local Planning Authority prior to the submission of individual planning applications to which they should conform. The Development Framework should incorporate:
    - site-wide vision
    - masterplan
    - supporting statement demonstrating how the development will respond to the characteristics of the site and detailing the delivery of the uses, green infrastructure network and spaces, ecological enhancement, sustainable travel, broad design principles and infrastructure required in **Core Policies 2**, **7**, **12** and **19** and the Site Development Frameworks, and

[186] Add reference for SCI

b) prepare a site-wide Design Code to complement the Site Development Framework for all development and land uses. This Design Code should be submitted with any initial planning application (outline or detailed) for any part of the allocation sites and should demonstrate compliance with the Cotswold Design Code.

Green and Blue Infrastructure

14.35 National policy defines Green, including blue, Infrastructure (GI) as 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity'.

14.36 Green Infrastructure already exists at numerous scales and locations, and of differing quality, within the District. At a landscape scale, Cotswold District is a significant GI resource, which benefits from numerous nationally recognised Green and Blue Infrastructure assets. These include the Cotswolds National Landscape, the Cotswold Lakes and the River Thames, all of which are shared with neighbouring authorities (see Chapter 13). At the other end of the scale, streams, ponds, gardens, allotments, parks, playing fields and sport pitches, hedgerows, woodlands and orchards represent some smaller examples of GI.

14.37 The location of new GI plays an important part in reconnecting or connecting GI assets throughout the District. The GI network is identified within the Cotswold District GI Strategy (2026).[187] This document maps the three fundamental GI elements of wellbeing, water and wildlife. In doing so, the document maps: public rights of way and cycle routes; the water elements, such as rivers; and wildlife elements, such as Sites of Special Scientific Interest (SSSI's) and woodlands, amongst others. The strategy identifies opportunities for how the District's existing GI assets can be linked to provide bigger, better and more joined up GI, and greater connectivity for both people and nature.

14.38 New or improvements to GI should consider, and be resilient to, the impact of climate change. It should include natural solutions/measures to alleviate the impact of climate change, e.g., through carbon sequestration, natural flood/surface water management, helping with urban cooling and provision of SUDs and microclimate adaptation, among others. It can play a role in enabling species to move from less favourable habitats to more favourable ones as the climate changes.

14.39 The local approach to GI should be informed by the Gloucestershire Local Nature Recovery Strategy (GLNRS)[188] which sets out what sort of habitats/features are priorities for the area and in what locations. Therefore, making it easier for development to distinguish where the opportunities for restoring, enhancing, linking or creating new places for biodiversity and GI are. The spatial element of the GLNRS is structured around six key aims:

- safeguarding, managing and enhancing existing biodiversity-rich sites

[187] Cotswold District Council Green Infrastructure Strategy Update

[188] Add reference.

- landscape scale connectivity: better, bigger, more and more joined
- climate emergency
- our relationship with water
- the value of mixed and wilder habitats, and
- biodiversity in our developments and settlements.

14.40 To support these aims, the tool also identifies a range of Potential Measures, which are recommended actions or management options designed to deliver one or more of the 10 Biodiversity Priorities, these are:

- grassland, meadows and heathlands (open habitats)
- woodland habitats
- mixed and mosaic habitats
- open water habitats
- wetland habitats
- running water habitats
- estuarine habitats
- nature-friendly farming and forestry
- biodiversity in settlements and developments, and
- species priorities.

14.41 The purpose of Core Policy 70: Green and Blue Infrastructure is to ensure that individual assets, and the integrity and connectivity of the GI network, are created, protected, enhanced, whilst also recognising that the network has multi-functional benefits that extend beyond Cotswold District.

14.42 Development proposals are required to protect as well as contribute to new and existing GI at a level that is proportionate to the scale, type and location of the development. For example, a substantial level of GI would be required as part of a major housing scheme, but equally all development has the potential to contribute to GI improvements.

14.43 Developments will be required to contribute to local or neighbourhood Green Infrastructure GI, both on and off-site. Contributions should be proportionate to the impact and scale of development and could include improvements to the local cycle path network, enhancements of local public open space and/ or habitat creation. For example, street tree planting, rain gardens, green walls and roofs, bulb and amenity planting. The design of any new GI should reflect and enhance local character and distinctiveness.

14.44 It is important that new GI is planned at the beginning of the development process. This will ensure that the development considers what GI should be on site, how it relates to existing on-site GI assets, and how the assets, old and new, interact with GI adjacent to the development. The Gloucestershire Local Nature Partnership has produced a 'Strategic Framework for Green Infrastructure. The strategic principles within that document as set at Appendix H should be considered. To assist with this process, guidance includes, but is not limited to, the Cotswold Design Code.

Core Policy 70: Green and Blue Infrastructure

All development proposals should protect existing Green and Blue Infrastructure, and where appropriate to their scale and nature, contribute towards its enhancement and expansion.

In planning for major developments[189], priority will be given to the role of GBI in responding to climate change, managing flood risk, protecting and enhancing heritage assets, supporting sustainable transport options, supporting biodiversity and the natural environment, and ensuring open space for sports and recreation is secured for the community.

All major development must:

a) demonstrate that they have taken a Green and Blue Infrastructure design-led approach to development schemes, and utilised Cotswold's Green and Blue Infrastructure design checklist, to ensure green infrastructure is fully considered and well-integrated into developments from the earliest stages
b) ensure Green and Blue Infrastructure, where appropriate, is multi-functional, accessible to all and designed to meet local needs, considering the views of key stakeholders, with their early engagement
c) avoid the loss and fragmentation of existing Green and Blue Infrastructure networks, including within the built environment. Existing landscape features, watercourses and habitats should be integrated into development, and Green and Blue Infrastructure proposals must identify opportunities to maximise their quality and achieve Biodiversity Net Gain, where appropriate. Development proposals must protect and enhance sites that form part of the existing GBI network as well as associated landscape heritage features
d) consider connectivity as a core principle of Green and Blue Infrastructure, integrating active travel and recreational routes that connect with open space and meet accessibility, quantity and quality standards for all users, including connections to existing communities, facilities and services. Appropriate greening should be integrated into these routes to improve connections to habitat networks and to contribute to wider nature recovery
e) protect existing trees and hedgerows during and after site preparation and construction. Where proposed development might affect trees, developers must demonstrate that an accurate assessment by a competent arboriculturist has been undertaken and protective measures put in place before commencement of development. Developers are strongly encouraged to increase tree cover using a mix of native species to include orchard and fruiting trees that are resilient to pests, diseases and climate change and support biodiversity, and
f) provide a phased implementation plan for GI that identifies the implementation of the main structural elements in the first phase of development. The GI and landscape plan should be implemented at the earliest opportunity in alignment with the development construction phasing in order for planning to mature and for the aesthetic benefit of early occupants.

All proposals for Green and Blue Infrastructure should align with the design checklist in the Cotswold Green and Blue Infrastructure Strategy[190] and relevant sections of the Cotswold Design Code[191], together with Biodiversity Net Gain Guidance, the Councils Open Space Strategy, and the

Nature Recovery Strategies and the Gloucestershire GI Standards[192].

Development proposals for major developments must be accompanied by a GBI Plan for the site in accordance with the GBI Strategy. This should include stewardship arrangements for not less than 30 years to cover maintenance, management and funding arrangements. The Plan should also incorporate an appropriate Construction Environmental Management Plan (CEMP) and cover the protection of existing green infrastructure as well as any designated sites and features during construction and implementation phases with proposed mitigation measures. No development shall take place until the Plan has been approved by the Local Planning Authority.

An endowment sum should be provided for the maintenance of the BGI and/ or a revenue contribution depending on the nature of the proposed GBI element, to be secured through legal agreement.

Contributions towards local green infrastructure projects as set out in the GBI Strategy will be sought where they are related to the development or where they mitigate the impacts of new development.

Management of Accessible Green Open Spaces in Residential Developments

14.45 The management of Accessible Green Open Spaces policy sets out the Council's approach for the management and maintenance of all open space assets in new developments. The aim of this policy is to ensure the management of public open spaces in/or adjacent to new residential developments are fit for purpose and managed effectively, efficiently and in perpetuity. It is widely recognised that open spaces provide a multitude of benefits for the environment as well as health and wellbeing, carbon capture and sequestration.

14.46 The NPPF (2024) [(193)] defines open spaces as: all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. For the purpose of the policy, Accessible Green Open Spaces includes:

- Community Gardens and Orchards
- Accessible Open Spaces
- Parks and Gardens
- Natural and Semi Natural Green Space
- Green Corridors
- Informal Amenity Open Space
- Outdoor play provision for children and young people, including sports pitches
- Allotments, and

[189] Add Reference.
[190] Add Reference.
[191] Add Reference.
[192] Add Reference.
[193] The NPPF 2024

- Sustainable Drainage Systems (SUDs).

14.47 Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments also recognises that areas set aside for wildlife and flood relief (but not necessarily accessible) also need to be managed.

14.48 Cotswold District Council does not manage any Accessible Green Open Spaces. Some publicly Accessible Green Open Spaces are managed by Town and Parish Councils, however most of the Accessible Green Open Space in recent residential developments are managed by management companies, which may or may not include representation from local residents.

14.49 Over recent years, local residents have highlighted concerns with sites managed by management companies, including poor management, lack of responsiveness from those managing an open space and high costs to residents (particularly where there are also high levels of usage by non-residents).

14.50 Sometimes the management of Accessible Green Open Spaces by companies has caused problems with the new development not providing the type and quality of infrastructure needed or envisaged for the new and/or existing surrounding communities. This has led, on some occasions, to complaints about the arrangements not being responsive to local need, a lack of clarity regarding site management and a lack of local accountability.

14.51 Therefore, for the reasons set out above, it is crucial that the long-term management, governance and funding of new open spaces is agreed and is in place at a very early stage of the development process. Developers will be required to provide a Statement of Community Engagement as part of the supporting application. This must outline the Accessible Green Open Space and Green Infrastructure improvements proposed as well as the implications for the long-term management of the site in question. In doing so, a Commuted Sum for Management and Maintenance is payable where the land to be transferred to a Parish or Town Council. This payment should provide for 30 years of management and maintenance of the Accessible Green Open Space. A 30-year period is used as it is already an established period for maintenance payments in connection with securing biodiversity net gain and is within the benchmarked range of costs used by other local authorities in England. The rates agreed will be index linked from the date of the permission to the date the land is transferred. The Commuted Sum for Management and maintenance will be based on prices in Spon's External Works[194] and Landscape Price Book[195] or later iterations.

14.52 The adoptable condition of the Accessible Green Open Space should be defined by the design and management plan and agreed at the earliest opportunity during the application process.

14.53 Alternatively, with the agreement of the Local Planning Authority, developers, who wish to retain ownership of the Accessible Green Open Space may appoint a maintenance company or

[194] Add Reference.
[195] Add Reference.

land trust to manage and maintain the public open space on their behalf. Community involvement including details of any requirement for new residents to contribute to the cost of management will be required.

14.54 The arrangements for the long-term management of the Accessible Green Open Space will be secured by legal agreement between the developer and managing body of the Accessible Green Open Space prior to planning permission being granted.

14.55 Core Policy 71 should be read in conjunction with the national and local guidance, which provide overarching guidelines for good design practice[196].

Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments

Where developments include Accessible Green Open Spaces, proposals must make the provision for the design and long-term management of the Accessible Green Open Spaces to be included in the new development.

Large developments are expected to provide their own ANRG. Where the sites are unable to provide ANRG capacity, the option remains for large developments to provide an off-site ANRG or purchase ANRG capacity from third party providers if available and within the catchment of the development. Where a large allocation requiring a bespoke ANRG has been subdivided into smaller sites for development, developers will be encouraged to work with one another to secure a bespoke ANRG solution. Where this is not possible the option remains for these sites to provide an off-site ANRG or purchase ANRG capacity from third party providers.

Any Accessible Green Open Space to be transferred by agreement, to a Town or Parish Council, charitable or community trust will need to be in an adoptable condition. Upon adoption or transfer (whichever is the soonest), a maintenance contribution will be paid by the developer to the Town or Parish Council or appropriate charitable or community trust to cover the first 30 years of maintaining the Accessible Green Open Space.

In the event the developer retains the ownership of the Accessible Green Open Space within their development site, they will be solely responsible for ongoing management and maintenance of it (ensuring that it remains accessible to the public). In doing so, the developer will need to demonstrate, at the planning application stage, that they have made adequate provision for the financial resourcing of long-term maintenance and have adhered to the criteria for successful Accessible Green Open Spaces in the Cotswold District Green Infrastructure Strategy and the Cotswold Design Code.

The Council will work positively with applicants to bring forward third party ANRG and with other local authorities to implement mitigation measures.

[196] Add Reference.

Social and Community Infrastructure

14.56 Many of the services and facilities within Cotswold District are concentrated within our Principal Settlements. The importance of smaller scale services and facilities in local neighbourhoods and villages, to many residents for social, wellbeing, economic and environmental reasons, is therefore recognised.

14.57 To sustain and support existing strong, vibrant and healthy communities, a wide range of facilities and services is needed. These are provided across the District by various bodies, including the public, private and voluntary sectors. The provision and location of these facilities and services plays an important role in encouraging and maintaining a sense of community and well-being. Facilities and services can be buildings or open spaces and include:

- doctors' surgeries and dental practices, day-care centres, hospitals and other healthcare/social service facilities
- education and training facilities (including adult and further education), pre-school centres and other children's services community halls/hubs, including places of worship and youth provision
- cultural facilities, such as arts centres, libraries and museums
- local shops, meeting places, and public houses
- sports facilities and open space of public or nature conservation value, and
- parks, gardens, allotments and amenity open space together with natural or semi-natural green spaces such as disused canals or railway lines.

14.58 The purpose of Core Policy 72: Social and Community Infrastructure is to make sure that as communities grow, supporting infrastructure can expand, adapt or change whilst maintaining provision at an appropriate level, creating more inclusive and sustainable communities.

14.59 It is important that new development, where it will add to the combined needs of the community, contributes to new or expanded facilities. For provision to be effective and to ease pressure on existing facilities, new infrastructure must be delivered by the time the new development is available for occupation. Where new development is in an area of under-supply, there may be opportunities to improve facility provision and provide wider benefits. Developers should take opportunities to integrate new provision with existing facilities. This might be achieved by extending a facility or by providing it in a location that is accessible to residents in neighbouring areas with identified needs.

14.60 The right location for a community facility will depend on its scale and function. Facilities that serve the day-to-day needs of a community should be located in local centres close to the communities they serve and should be fully accessible and inclusive. The location of higher-level facilities, such as leisure centres, should be accessible to all members of the community and directed to an allocated site (where the Local Plan makes such provision) or other appropriate site in an area of identified under-supply.

14.61 Social and community infrastructure can help to promote social interaction as well as encouraging people to lead more healthy and active lives. New facilities should be located so as

to minimise the need to travel by car and reduce carbon emissions, by being safely accessible by walking, cycling and public transport. This is especially important to the elderly or less mobile, those with young children and those without access to cars in more rural areas. Mixed-use developments can help ensure that houses and businesses are close to services. Facilities that are flexible and provide a range of uses can also help to generate higher levels of activity as well as making more efficient and effective use of land.

14.62 Social and community infrastructure is vitally important in ensuring the quality of life and well-being of communities. Such facilities are often at the heart of local communities, so it is important that existing facilities and services that meet people's needs are protected where possible. For this reason, the redevelopment of a community facility will only be acceptable in certain circumstances; for example, where the facility will be replaced, or where it can satisfactorily be demonstrated that there is no current or future need or demand, or where a marginal loss will result in improvement or provision of a complementary use. Regarding the loss of sporting/community facilities, including open spaces, it should be demonstrated that they are surplus to requirements.

14.63 Evidence should be provided to show that there is no local need or demand for an existing community facility, by demonstrating that it has not been viable in that use for a period of at least 12 months. Active local initiatives to bring a facility back into viable use may also be regarded as an indicator of local need or demand provided the initiatives are realistically implementable and have wider community support, including the parish or district council or other recognised community representative body. It should also be shown that there has been a material change in circumstances affecting on-going viability, for example the permanent withdrawal of funding.

Core Policy 72: Social and Community Infrastructure

Major residential developments will be required to contribute (either financially or through works undertaken) towards the development and enhancement of social and community infrastructure including community halls, libraries and pools.

Proposals for social and community facilities, including open spaces, either in their own right or as a consequential requirement of development in the area will be permitted where, it is demonstrated that:

a. the proposal serve an identified need, informed by the IDP, or other relevant information
b. where associated with another development, provision is synchronised with the scale, timing/phasing and needs of the associated development
c. account has been taken of existing facilities and services in the area, including the quantity and quality of provision
d. the proposal is economically viable in terms of its ongoing maintenance, and other than in the case of a school or college there is demonstrable local need for it
e. the facility or service is well-linked and accessible to the local community by foot, bicycle or public transport both at present and having regard to development proposals of the Local Plan
f. the feasibility of multi-purpose use of the facility or service has been rigorously explored and, where possible, implemented in the proposal, and
g. provision is made for the on-going management/maintenance of the facility or service.

Planning permission for demolition, redevelopment, or change or use, which results in the loss of a local community facility or service, including an open space, will only be permitted provided:

h. it is demonstrated that there is no identified local and/or community need for the facility or service and no demand for an appropriate, alternative local community use for the facility, or
i. replacement facilities or services are provided of an equivalent or better provision simultaneously with completion of the application development in an appropriate alternative location having regard to the requirements of criteria a above. A condition may be used to ensure an appropriate timescale for the removal or closure of any pre-existing facility prior to the provision or occupation of the new facility.

Telecommunications Infrastructure

14.64 National policy recognises the role advanced, high quality and reliable communications infrastructure plays in enhancing economic growth and social well-being. Core Policy 73: Telecommunications Infrastructure helps to ensure high quality digital connectivity is provided as part of new development.

14.65 Cotswold District is a primarily rural area, and therefore the telecommunications infrastructure often has poor capacity and coverage. Some parts of the District, may experience slow broadband speed and poor telecommunication signals. Improvements to the telecommunications infrastructure can address this problem and thereby help to combat social exclusion of residents, improve access for all to services (including emergency services and local community facilities such as an online library or education services), and reduces the need to travel.

14.66 The benefit of digital inclusion is not just for those living in rural areas but includes wider economic and social connections; for disabled people, older people, or those on low incomes, and people with mental health challenges for example. Digital inclusion helps all people in maintaining a social network, pursuing hobbies or developing skills and confidence for employment. The 'digital divide' is the gap in society between those who have full access to digital technologies and those who do not. Further information can be found on the Gloucestershire 'Digital Divides' website[197].

14.67 An improved communications network also contributes to the local economy by providing people with a choice as to how and where they can operate their business, facilitating home working; and potentially attracting new employment opportunities.

14.68 The District's exceptional environmental and heritage assets make it imperative that any telecommunications infrastructure improvements are undertaken sensitively. Equipment should be sympathetically placed, designed and camouflaged where appropriate, and both the individual and cumulative impact considered, to avoid any unacceptable visual harm. This, however, needs to be balanced against continuing technical developments in telecommunications. The physical structure of installations is likely to change over time, while technical considerations may dictate optimum locations to achieve good communication signals and connections. The physical structure of installations may also change over time. Hence it is important that redundant equipment is capable of being physically removed, by the developer and/or landowner, which would enable the site to be restored to its former condition and use.

14.69 The optimum solution for high quality digital infrastructure is usually considered to be full fibre connection. The provision of 'future-proofed' digital communications technology infrastructure including for residential development, will provide a greater opportunity for home working, a reduction in the need to travel and for car use. This is helpful in rural locations and is beneficial to the environment, economic growth and social wellbeing. It will be a matter for the developer to demonstrate–where the provision of future-proofed digital connectivity–is not feasible.

[197] https://www.gloucestershire.gov.uk/council-and-democracy/grow-gloucestershire/digital-gloucestershire/ https://www.gloucestershire.gov.uk/council-and-democracy/grow-gloucestershire/digital-gloucestershire/digital-infrastructure-inclusion-and-innovation-strategy/appendix-d-the-digital-divide-in-gloucestershire/

14.70 Telecommunication developments are also required to have regard to the latest guidance from the International Commission for Non-Ionising Radiation Protection[198]. These guidelines are intended to provide protection against all established health effects.

Core Policy 73: Telecommunications Infrastructure

Proposals for new development should include the provision of telecommunications infrastructure with sufficient flexibility to support the fastest available data transfer speed at the time of development. Applicants will be expected to consult with telecommunication providers to ascertain the optimum infrastructure requirements that will enable development to, where possible, 'future proof' digital connectivity. Planning conditions may be imposed to ensure that such provision is met.

Telecommunications infrastructure development that is likely to have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, the landscape and its setting) will not be permitted unless:

a. there is no suitable and available alternative location which would be less detrimental, and
b. there is no possible technological alternative, having regard to reasonable operational considerations, which would lead to a less adverse impact, unless there are wholly expectational reasons and a suitable compensation strategy exists.

The visual impacts of telecommunications proposals should be minimised, and development should take particular account of the requirements in **Core Policy 53: The Historic Environment**, **Core Policy 54: Listed Buildings** and **Core Policy 55: Conservation Areas**

Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator, and the site reinstated in accordance with proposals approved at the application stage.

[198] https://www.icnirp.org/

Chapter 15: Monitoring and Implementation

Introduction

15.1 This chapter provides an overview of how the Council will monitor and implement the strategy set out within this Local Plan including its Strategic Vision and Policies.

15.2 This chapter includes the following policies:

- **Core Policy 74: Monitoring and Implementation**

Monitoring and Implementation

15.3 Monitoring allows us to understand whether the Plan policies are working as intended and if they are effective. Monitoring the Plan is critical in ensuring the successful delivery of the Plan and to shape the development of any future Development Plans for the District.

15.4 The Council will monitor housing delivery and maintain an up-to-date assessment of its five-year housing land supply throughout the plan period. The Authority Monitoring Report will be used to assess housing completions, Housing Delivery Test performance and progress against the Plan's housing requirement. Where monitoring indicates that housing delivery is significantly below expected levels, or that a five-year housing land supply cannot be demonstrated, the Council will take appropriate action in accordance with national policy and the Monitoring Framework.

15.5 The Council will work jointly with stakeholders to deliver Local Plan objectives. This will include partnership working with public agencies and the private sector and is necessary to ensure development progresses in a manner consistent with the strategy identified in this Plan.

15.6 The Council has included a Monitoring Framework at Appendix 20, which identifies how the Council will monitor the effectiveness and implementation of the Cotswold Local Plan for each policy. The Council recognises that appropriate action will need to be taken if implementation of the Plan is clearly off track and triggers for action are set out within the Monitoring Framework.

15.7 The Council is also aware that the Plan needs to be resilient to changing circumstances and to be flexible and responsive if the Plan is not delivering in accordance with the Monitoring Framework. Core Policy 74: Monitoring and Implementation, sets out the Council's intended approach.

Core Policy 74: Monitoring and Implementation

The Council will monitor progress towards the achievement of indicators and targets set out within the Monitoring Framework, as set out in **Appendix 20**.

The Authority Monitoring Report will be produced on an annual basis and will be used to establish whether the implementation of the Plan, either in part or as a whole, is being effectively actioned. Where there is evidence to suggest that policy specific targets listed in the Monitoring Framework have not been met, contingency measures and actions listed in the Monitoring Framework will apply.

Contingency measures may include one or more of the following:

a) seeking to accelerate delivery on permitted or allocated sites
b) seeking alternative sources of funding if a lack of infrastructure is delaying development or causing significant problems as a result of new development
c) identifying alternative deliverable sites that are in general accordance with the Spatial Strategy of the Plan, and
d) undertaking a full or partial review of the Local Plan, if investigation indicates that its strategy, either in whole or in part, is no longer appropriate.

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2. Cotswold District Local Plan Index of appendices and supporting documents

Document reference and title:	
3	Appendix A: General Policy Requirements for Development Sites
4	Appendix B: Site Development Frameworks
5	Appendix C: Site Development Templates
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7	Appendix 2: Saved Policy: Strategic Site, south of Chesterton, Cirencester (Policy S2)
8	Appendix 3: Saved Policy: Vale of Evesham Heavy Goods Vehicle Control Zone (Policy INF6)
9	Appendix 5: Cirencester Central Area
10	Appendix 6: Cirencester Opportunity Areas
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25	Local Plan Statement of Consultation (CDC, July 2026)
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27	Settlement Role and Function Study (CDC, July 2026)
28	Moreton-in-Marsh Feasibility Report (City Science, July 2026)
29	Housing Delivery Study (Iceni, July 2026)
30	Housing Density and Optimising Housing Delivery Technical Paper (CDC, July 2026)
31	Housing Needs Evidence (Iceni, June 2026)
32	Residential Land Monitoring Statistics 2024-25 (CDC, July 2026)
33	Residential Land Monitoring Statistics 2025-26 (CDC, July 2026)
34	Gypsy and Traveller Accommodation Needs Assessment (RRR and CDC, July 2026)

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

Appendix A
General Policy Requirements for Development Sites

This document sets out the Site Development Templates and Site Development Frameworks for sites allocated in the Cotswold District Local Plan. Site Development Templates apply to non-strategic allocations, while Site Development Frameworks apply to strategic allocations, providing site-specific requirements and guidance to support the delivery of high-quality development.

Paragraph 23 of the National Planning Policy Framework (NPPF) states that broad locations for development should be indicated on a key diagram and that land use designations and allocations should be identified on a policies map[1]. The Site Development Templates and Frameworks identify issues that should be addressed by any design proposals and provide an indicative layout of uses on the site.

By allocating these strategic and non-strategic development sites, the Council anticipates high quality developments, in accordance with the NPPF and the Cotswold Local Plan to create new, sustainable communities that will integrate well with the existing settlements and provide the homes that the area needs in the right locations.

The Council has prepared its own District-Wide Design Code, to be adopted as a Supplementary Plan, and adherence to this code will be expected for all sites, as described above. The Design Code will be treated as a material consideration in the assessment of all future strategic and non-strategic site planning applications.

Community engagement and consultation are essential to bring forward appropriate development that will meet the needs of local people and create new communities that will integrate well with existing ones.

The Council will seek to be flexible in how the sites are delivered, if there is agreement between the local community and site promoters, and providing the housing requirement, urban design principles and infrastructure provision are met.

Development must comply with all relevant policies in the Local Plan, unless material considerations indicate otherwise. The Site Development Templates and Frameworks identify the key requirements for development of each site at the time of writing but do not preclude other requirements being identified in the future. The Infrastructure Delivery Plan (IDP) captures this detail and is a live document that should be read in conjunction with the Site Templates and Frameworks. Where there is conflict, the IDP will be taken to set out the most up-to-date requirements.

Gloucestershire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need

[1] National Planning Policy Framework (December 2024), Ministry of Housing, Communities and Local Government, paragraph 23 https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making

to be investigated and proposals agreed with the County Council and Cotswold District Council.

All sites will be expected to make adequate provision and facilities for emergency services as appropriate.

General Requirements for All Sites

Development will be required to address the following requirements, subject to viability considerations where appropriate. These requirements apply to all Strategic Sites. For Non-Strategic Sites, the requirements should be applied on a proportionate basis, having regard to the scale, nature and location of the development, where relevant and in accordance with the wider policies of the Development Plan**.**

Core Requirements:

- Contribute to the delivery of necessary education services and facilities.
- Contribute to the delivery of strategic transport infrastructure, where necessary.
- For residential and mixed-use sites, provide affordable housing and a suitable mix of housing **(Core Policy 41).**
- For residential and mixed-use sites, provide a mix of dwelling sizes reflecting the requirement set out in **Core Policy 41.**
- All new dwellings must comply with the Nationally Described Space Standard (NDSS).
- Respond to the aims and objectives of any made Neighbourhood Plans.
- Investigate potential noise and air pollution impacts and ensure that the land is safe and suitable for the intended use.
- Contribute to the delivery of strategic infrastructure, including blue and green infrastructure, where necessary.
- Support positive health outcomes and embed local health and wellbeing strategies.

Design Principles:

- Design of development should enable good connectivity between new and existing communities, promoting active and sustainable travel.
- Housing should be designed to create sustainable communities using best practice placemaking principles.
- Housing should be designed to a density that is appropriate for the location.
- Development should make a positive contribution towards local character and distinctiveness and integrate well with its context.

Transport:

- Create a permeable road network within the site with clearly defined route hierarchies
- Contribute towards public transport.

- Connect to existing footpaths, cycleways and Public Rights of Way (PROW) wherever possible to enhance pedestrian permeability and connectivity.
- Create a network of pedestrian and cycleways within the development with meaningful onwards connections.
- Safeguard and improve the PROW network.
- Promote active travel principles through the design **(Core Policy 35).**
- A Transport Assessment should be submitted with any planning application to identify the measures that will be taken to mitigate any transport impacts.

Heritage:

- Heritage assets should be conserved and enhanced, where appropriate.
- Development should respect Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens and their settings and explore opportunities to enhance or better reveal their significance.
- A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present on the site.
- The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.
- Heritage Statements, Impact Assessments and Conservation Area Appraisals should be undertaken to establish the local character and distinctiveness, and the significance of heritage assets and their settings.

Landscape:

- Landscape and Visual Impact Assessments or Appraisals (LVIA) must be undertaken. The LVIA will inform the site design, layout, capacity and mitigation requirements.
- A Landscape Strategy must be submitted as part of any planning application.
- Provide public open space and recreational facilities in accordance with the requirements of the Infrastructure Delivery Plan (IDP) and SANG where appropriate.
- Provide a naturalistic landscape environment and naturalised SuDs features.

Green Infrastructure and Biodiversity:

- Biodiversity corridors are required throughout the site along key active travel routes and alongside the public transport corridor.
- Habitat and species surveys should be carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Chartered Institute of Ecology and Environmental Management and relevant best practice guidance.
- Important ecological or landscape assets should be retained where possible. If loss is unavoidable then appropriate mitigation or, as a last resort, compensation measures should be provided.

- Development must achieve a net gain in biodiversity, in line with Biodiversity Net Gain requirements **(Core Policy 70).**
- Development must contribute to the provision of green and blue infrastructure **(Core Policy 60).**
- Environmental Impact Assessments should be carried out to establish baseline conditions and impact of proposals, and these should form part of any planning application.
- If appropriate, developers will be expected to make an endowment or revenue contribution towards the maintenance of sports, green infrastructure and play space.

Infrastructure:

- Liaise with utilities providers to ensure that appropriate works are delivered. Contributions to maintaining the sewerage system and measures to reduce flood risk are required.
- Developers will be expected to engage with water and wastewater undertakers early in the planning process and phase development to ensure that any necessary upgrades to local water infrastructure are in place before the first occupation.
- Contribute towards education capacity (early years, special education needs (SEND), primary and secondary), where appropriate, in accordance with the requirements of the IDP.
- Contribute towards health care and leisure provision, where appropriate, in accordance with the requirements of the IDP.

Flood Risk and Drainage:

- Prepare a site-specific flood risk assessment as set out in the Level 2 Strategic Flood Risk Assessment (SFRA), where required.
- Prepare a surface water drainage strategy to support any planning application.
- Incorporate naturalistic SuDS into the site design, in line with the guidance in the SFRA and in accordance with Sustainable Drainage Systems Policy **(Core Policy 63).**
- Liaise with the Environment Agency and Lead Local Flood Authority to ensure that flood risk has been appropriately considered and mitigated.

Appendix B
Site Development Frameworks for Strategic Site Allocations

The Site Development Frameworks for the strategic site allocations form an important part of the Local Plan. They provide a comprehensive framework for the planning, design and delivery of the District's strategic growth locations and are intended to ensure that development is brought forward in a coordinated, sustainable and infrastructure-led manner. By establishing the principal requirements for each strategic allocation at an early stage, the frameworks provide clarity and certainty for landowners, developers, infrastructure providers and local communities.

Strategic allocations are expected to deliver not only new homes and employment opportunities, but also the infrastructure, community facilities, green infrastructure and environmental enhancements necessary to support sustainable communities. The Site Development Frameworks therefore identify the key development, infrastructure, environmental and placemaking requirements that must be addressed as part of the comprehensive development of each allocation.

The requirements set out within each framework are not exhaustive. They identify the principal matters that must be addressed but do not replace the need to respond to the wider Local Plan, supplementary guidance, infrastructure evidence base, or site-specific technical assessments. Additional requirements may arise through further investigation, masterplanning, consultation, engagement with infrastructure providers, statutory bodies and local communities, or through changing circumstances over the plan period.

Strategic allocations must be planned and delivered comprehensively in accordance with **Core Policy 2: Meeting Housing Needs in Cotswold District – Strategic Allocations**. Development proposals will be expected to contribute towards the delivery of the allocation as a whole and must not prejudice the provision of planned infrastructure, green infrastructure, community facilities, environmental mitigation measures or future phases of development.

The delivery of strategic sites must accord with the Local Plan as a whole, and particular attention should also be paid to the Cotswold Design Code[1]. The Site Development Frameworks do not duplicate or supersede the Design Code and must be interpreted alongside it. Development proposals will be expected to demonstrate compliance with both the district-wide requirements of the Design Code and the site-specific principles contained within each framework.

Requirements for Strategic Allocations

Habitats Regulations Assessment (HRA) Requirements

The Council's Habitats Regulations Assessment (HRA)[2] has identified a number of strategic and non-strategic site allocations as having moderate or high potential to support habitat used by qualifying bird species associated with the Severn Estuary Special Protection Area (SPA) and Ramsar

[1] The Cotswold Design Code is Supplementary Plan, which is being prepared alongside the new Local Plan
[2] Cotswold District Local Plan (2026 to 2043) Habitat Regulations Assessment (LUC, July 2026)

site. For allocations identified as having moderate or high potential, development proposals will be required to be supported by ecological survey work to determine the site's suitability as habitat for relevant qualifying species.

Where ecological assessment identifies a site as being of moderate or high suitability, over-wintering bird surveys will be required to establish whether the site is functionally linked to the Severn Estuary SPA/Ramsar site. Where a functional link is identified, appropriate avoidance, mitigation and, where necessary, compensatory measures will be required. This may include the provision of compensatory habitat on-site or off-site, as appropriate, to ensure compliance with the Conservation of Habitats and Species Regulations and the integrity of the European site is maintained.

The strategic site allocations currently identified through the HRA as having moderate or high potential are:

- High Potential
    - Fairford: Land north east of Fairford
- Moderate Potential
    - Cirencester: Steadings southern extension
    - Cirencester: Land east of Kingshill Lane
    - Cirencester: Land south east of Cirencester and south of Preston
    - Siddington: Land south west of Siddington

General requirements

The Council will expect every application for the strategic sites to be accompanied by:

a) A Masterplan which identifies the type and character of development proposed and sets out a clear vision for the place and how it will integrate with its context
b) A site-specific Design Code or a detailed Design & Access Statement that demonstrates how the proposals comply with Cotswold Design Code and how the proposed development will create a successful and well-considered place with high quality homes and supporting infrastructure
c) An Infrastructure Schedule that sets out the proposed site infrastructure and how it will be delivered
d) A Development Delivery Agreement which illustrates the proposed programme of housing delivery, and demonstrates the number of homes the development will contribute to the District's five-year housing land supply, and
e) A Statement of Community Involvement that sets out how the Town and Parish Council and other local organisations have been involved in developing the masterplan.

In addition, the Council will expect schemes for strategic allocations to utilise the pre-application process and Planning Performance Agreements (PPAs), where appropriate, to support collaborative working and the preparation of high-quality development proposals.

Infrastructure delivery requirements

Infrastructure costs and, where relevant, associated land value effects should be shared on a fair and proportionate basis across the allocation, having regard to development quantum, type, value, parcel capacity, site-wide infrastructure requirements and phasing. Consistent with Core Policy 2, where an allocation is in multiple ownerships, applicants will be expected to demonstrate how costs, benefits and infrastructure obligations will be equitably distributed across the allocation to support comprehensive delivery.

Development of strategic allocations must be brought forward on a comprehensive and coordinated basis. All landowners and developers will be expected to work collaboratively to prepare and deliver a shared masterplanning framework for the strategic site as a whole, with consultation undertaken in accordance with the Council's Statement of Community Involvement, informed by the agreed overarching framework. The shared masterplanning framework will include an infrastructure delivery strategy and phasing plan for the allocation as a whole.

Where an allocation is in multiple ownerships, or where the Council considers there is a risk that the allocation will not be delivered comprehensively without a coordinated delivery mechanism, planning applications shall be supported by an agreed equalisation, land value sharing, land pooling, collaboration or other equivalent delivery agreement, or by clear evidence that such a mechanism is not necessary in the particular circumstances of the site.

Any such mechanism shall:

a) secure the fair and proportionate sharing of infrastructure costs and land value across the allocation
b) provide for landowners or developers delivering, safeguarding or transferring land for strategic infrastructure, green infrastructure, schools, drainage, ecological mitigation or other site-wide requirements to be compensated or equalised, where appropriate
c) identify how upfront and phased infrastructure provision will be funded and delivered
d) demonstrate how later phases and parcels will make appropriate contributions to infrastructure delivered in earlier phases
e) include triggers, responsibilities and dispute resolution arrangements, and
f) provide confidence to the Council that the whole allocation can and will be delivered in accordance with the approved masterplan and phasing strategy.

The Council will only permit development proposals which would not prejudice the comprehensive delivery of the strategic site allocation as a whole. Proposals for part of an allocation must demonstrate, to the satisfaction of the Council, that they are consistent with the approved masterplan, infrastructure delivery strategy and any approved equalisation or land value sharing

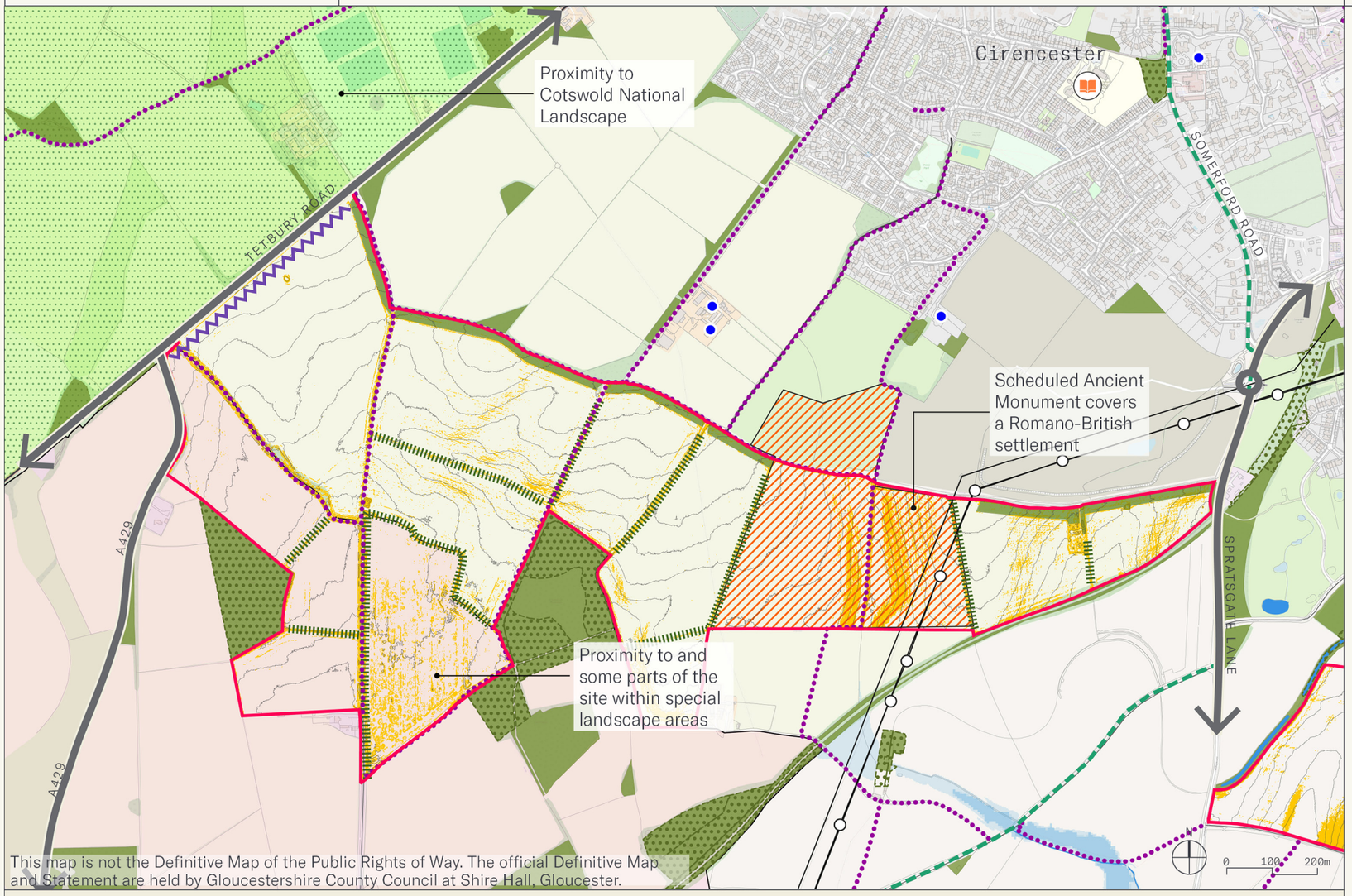
mechanism, and that they will not undermine the delivery of infrastructure or development on the remainder of the allocation.

The Council will require evidence of joint working and agreement between relevant parties to ensure that infrastructure is delivered in a timely, integrated, and efficient manner.

Site 1

Cirencester - Steadings Southern Extension

Site Context



- Site Boundary
- Cotswold National Landscape
- Special Landscape Area
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- National Grid - Power Lines
- National Grid - Pylons
- Scheduled Monument
- Listed Building
- Primary School
- Road Noise above 60dB

Notes

Steadings Southern Extension adjoins the southern edge of The Steadings and is put forward as the southern extension to that development. The land is bounded by the A429 Tetbury Road to the west and Spratsgate Lane to the east, and comprises an undulating, predominantly agricultural landscape typical of the wider Cotswold countryside.

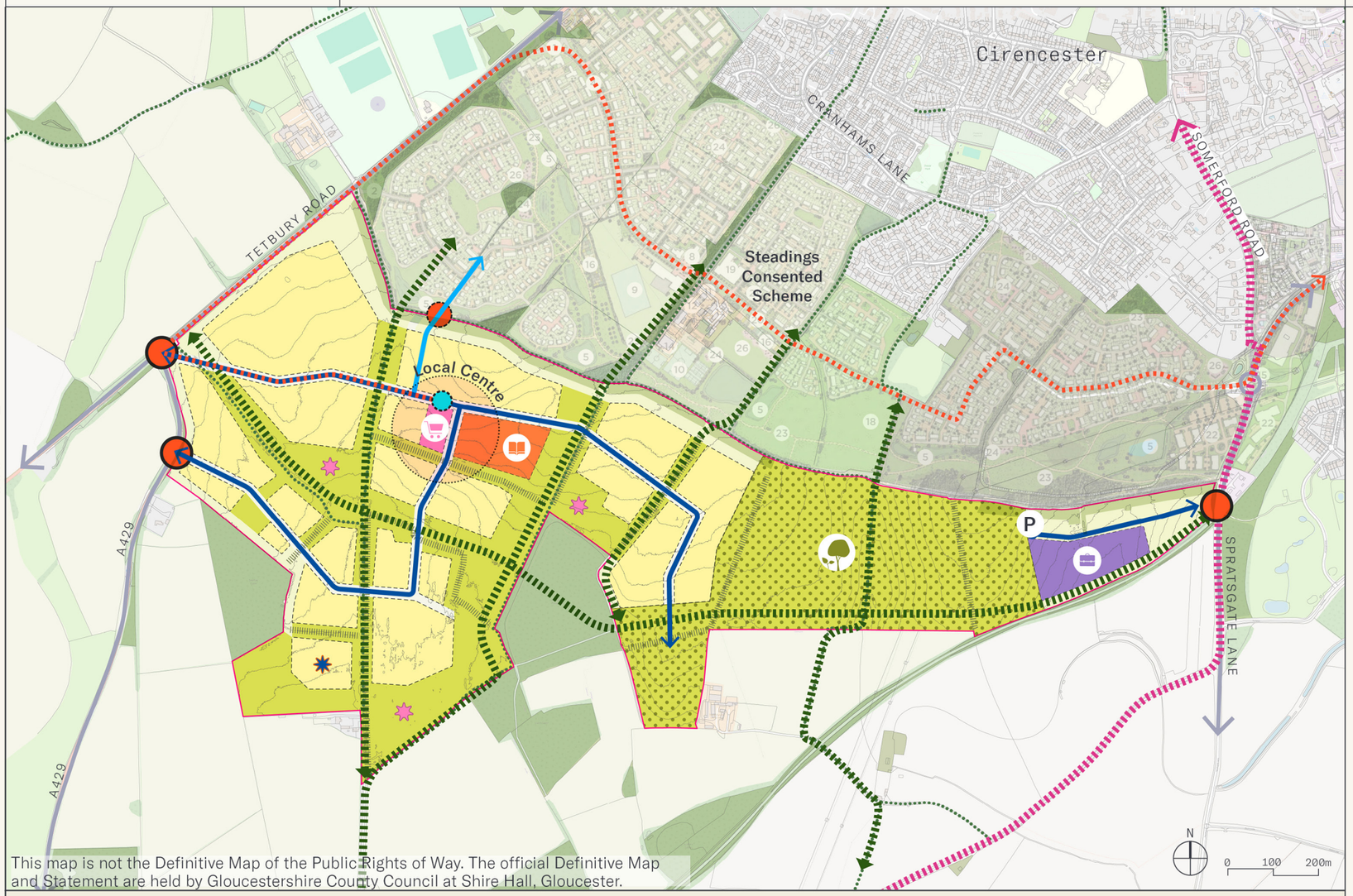
- The eastern parcel is crossed by the Scheduled Monument "Settlement SE of Chesterton Farm" (List Entry 1003444), the site of a Romano-British settlement.
- The western boundary adjoins the Cotswold National Landscape, and the southern extent lies close to a designated Special Landscape Area, both of which will inform scale, density and edge treatment.
- An established network of hedgerows, woodland and priority habitat crosses the site.
- National Grid overhead lines and pylons cross the eastern parcel, restricting development within the associated easement.
- High pressure gas lines running under the site, appropriate stand-off distances and safety measures must be accommodated.

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 1

Cirencester - Steadings Southern Extension

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Suitable Alternative Natural Greenspace (SANG)
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Proposed bus route
- National cycle network
- Primary access point
- Secondary access point
- Mobility hub
- Potential Location for Sports Pitches
- Potential Gypsy & Traveller Site

Notes

— **Site Area:** 116.5ha

— **Illustrative Residential Capacity:** 1,364 homes, with an estimated 585 to be delivered within the plan period

— **Employment:** c.2.5Ha

— **Local Centre:** c.0.5-1Ha

— **Gypsy and Traveller Pitches**: 10

Key Land Uses:

— Residential

Primary School (2FE)

Local Centre

Employment

— Strategic Open Space

On site Suitable Alternative Natural Greenspace (SANG)

P SANG Parking Provision / Shared Parking

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 1

Cirencester - Steadings Southern Extension

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Deliver a residential-led mixed-use development comprising approximately 1,400 homes, a local centre, primary school and employment land.
- As set out in the Local Plan, this site is an appropriate location for approximately 10 Gypsy and traveller pitches. The design requirements for this are set out within the Local Plan. An indicative location has been identified at this stage subject to confirmation through the Comprehensive Masterplan.
- Integrate with the consented Steadings scheme to create a cohesive urban extension to Cirencester, with a graduated density approach comprising higher densities around the local centre, medium densities towards the northern edge adjoining the consented development, and lower densities towards sensitive site boundaries.
- The approved scheme under Steadings Phase 1 is shown on the framework, but there may be opportunities to integrate / revise potential shared uses, and this will be supported where it meets allocation requirements.
- Retain the Scheduled Monument as a defining feature of the development, with opportunities to enhance its setting and public accessibility, respecting its heritage value.

Access Strategy:

- Provide a principal site access from Tetbury Road (A429) at its junction with the section of the A429 that leads to Kemble, supported by appropriate junction improvements.
- Provide a secondary access from the A429 that leads to Kemble to serve the residential development.
- Provide a dedicated access to the employment area from Spratsgate Lane, suitable to the scale of employment proposed.
- Deliver improvements to Tetbury Road (A429) to enhance connectivity between the development and Cirencester.

Movement and Public Transport:

- Deliver a network of active travel routes connecting the site to Cirencester through the consented Steadings development.
- Provide direct and attractive walking and cycling connections to key services, facilities and employment destinations within Cirencester.
- Enhance connectivity to the National Cycle Network and provide improved access to existing strategic cycling routes.
- Provide a mobility hub within the local centre, co-located with the primary school and public transport facilities. Ensure the mobility hub acts as a focal point for modal interchange and supports sustainable travel choices. Incorporate facilities for shared mobility, including car clubs, cycle hire and secure cycle parking.
- Deliver a bus route through the site connecting with the consented Steadings development and Cirencester town centre. Provide contributions to increase the frequency of existing bus routes and implement bus stop where bus service between The Steadings and Cirencester will stop on site.
- There is a need to ensure that design proposed include and allow for permeability through the site to provide active mode connections from Kemble and through the Steadings to allow for onward active travel to Cirencester. Public transport connections through the Steadings into Cirencester town centre would also be supported.
- Establish a walking and cycling route through Orchard Fields connecting Siddington to The Steadings.
- Provide pedestrian footpaths for residents into Cirencester, as well as a on-road segregated cycleway, including active travel access points along Spratsgate Lane.
- Provide an Active Travel Route from the site to the Tetbury Road Entrance of Agricultural College.
- Upgrade the A419 Swindon Road/Silver Street junction to a signalised junction and add approach flares.
- Change the stages and phases of the A429/Chesterton Ln Junction, likely having an all A429 stage followed by a Chesterton ln stage, and more green time for Stroud lane approach.
- Widen Stroud Road north of Tetbury Roundabout to two lanes to accommodate development access.
- Additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Proposals should retain and reinforce the existing hedgerow network as the primary landscape structure across the site.
- Create green infrastructure and habitat connections linking the site with the consented Steadings development and surrounding countryside. Given the existing green infrastructure assets on the site, subsequent proposals should promote ecological connectivity through and beyond the sites.

Site 1

Cirencester - Steadings Southern Extension

Design Principles

- Deliver habitat creation and biodiversity enhancements that contribute to the Gloucestershire Local Nature Recovery Strategy and strengthen ecological connectivity between existing habitats and the surrounding countryside.
- Protect and enhance the setting of the Landscape, including through the provision of appropriate landscape buffers, green infrastructure and a sensitive approach to the site's south-western edge.
- The allocation includes element of a Special Landscape area to the south west and design responses must consider its importance through sensitive open space interventions and interaction with the wider landscape. This may including limiting development within visually prominent areas and maintain the site's wider landscape setting.
- Integrate SuDS features within a multifunctional green infrastructure network.
- Deliver strategic green corridors through the site connecting residential neighbourhoods, open spaces and surrounding green infrastructure networks.
- Integrate recreation, biodiversity and drainage functions within the open space network.

Suitable Alternative Natural Greenspace (SANG):

- Explore opportunities to deliver strategic SANG capable of serving the requirements of the development (estimated to be approximately 26ha) and wider area, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site SANG without compromising protected sites.
- Utilise the Scheduled Monument and surrounding landscape as part of an enhanced recreational and ecological network.
- Any proposals within this allocation must align with the secured mitigation as part the Steadings extant allocation to the north and its conditioned requirements within the allocation boundary.

Heritage and Archaeology:

- Conserve and enhance the significance of the Romano-British Scheduled Monument through positive changes to its setting.
- Undertake further engagement with Historic England to inform the future treatment, accessibility and interpretation of the monument. Any proposals, including SANG, which overlap with the Scheduled Monument will need to consider additional archaeological testing in consultation with the GCC archaeology team to ensure that proposals are suitable.
- Utilise the monument and its setting as a key landscape and heritage feature within the wider green infrastructure network.

Education:

- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- Co-locate the primary school with the local centre to maximise accessibility by walking, cycling and public transport.
- Explore opportunities to co-locate community uses with the primary school.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Employment:

- Provide approximately 3ha of employment land accessed from Spratsgate Lane.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Utilities and Infrastructure:

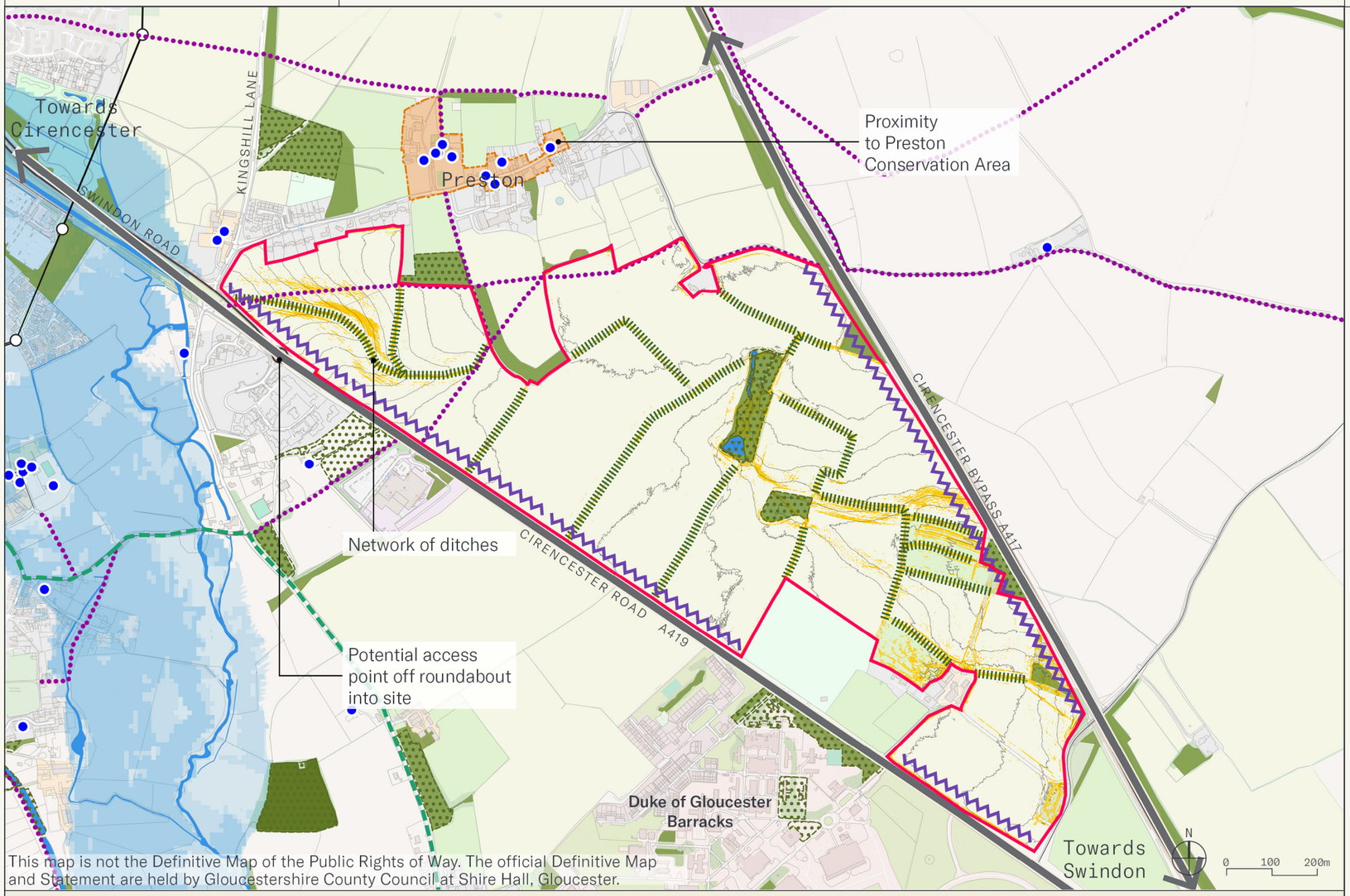
- Safeguard the route of the underground oil pipeline and maintain appropriate easements in accordance with operator requirements.
- Ensure development responds appropriately to overhead electricity lines, including required stand-off distances, cable swing allowances and consideration of visual and amenity impacts.
- Integrate utility corridors, where appropriate, within the wider green infrastructure, open space and active travel network.

Safeguarding:

- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 2

Cirencester - Land south east of Cirencester and south of Preston



- Site Boundary
- Priority Habitat
- Woodland
- Ancient Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- National Grid - Power Lines
- National Grid - Pylons
- Conservation Area
- Listed Building
- Road Noise above 60dB

Site Context

Notes

The site is bounded by the A419 Cirencester Road/Swindon Road to the south west and the A417 Cirencester Bypass to the east and lying close to the Duke of Gloucester Barracks to the south. The land is predominantly agricultural, crossed by a network of hedgerows and ditches, and rises gently towards Preston.

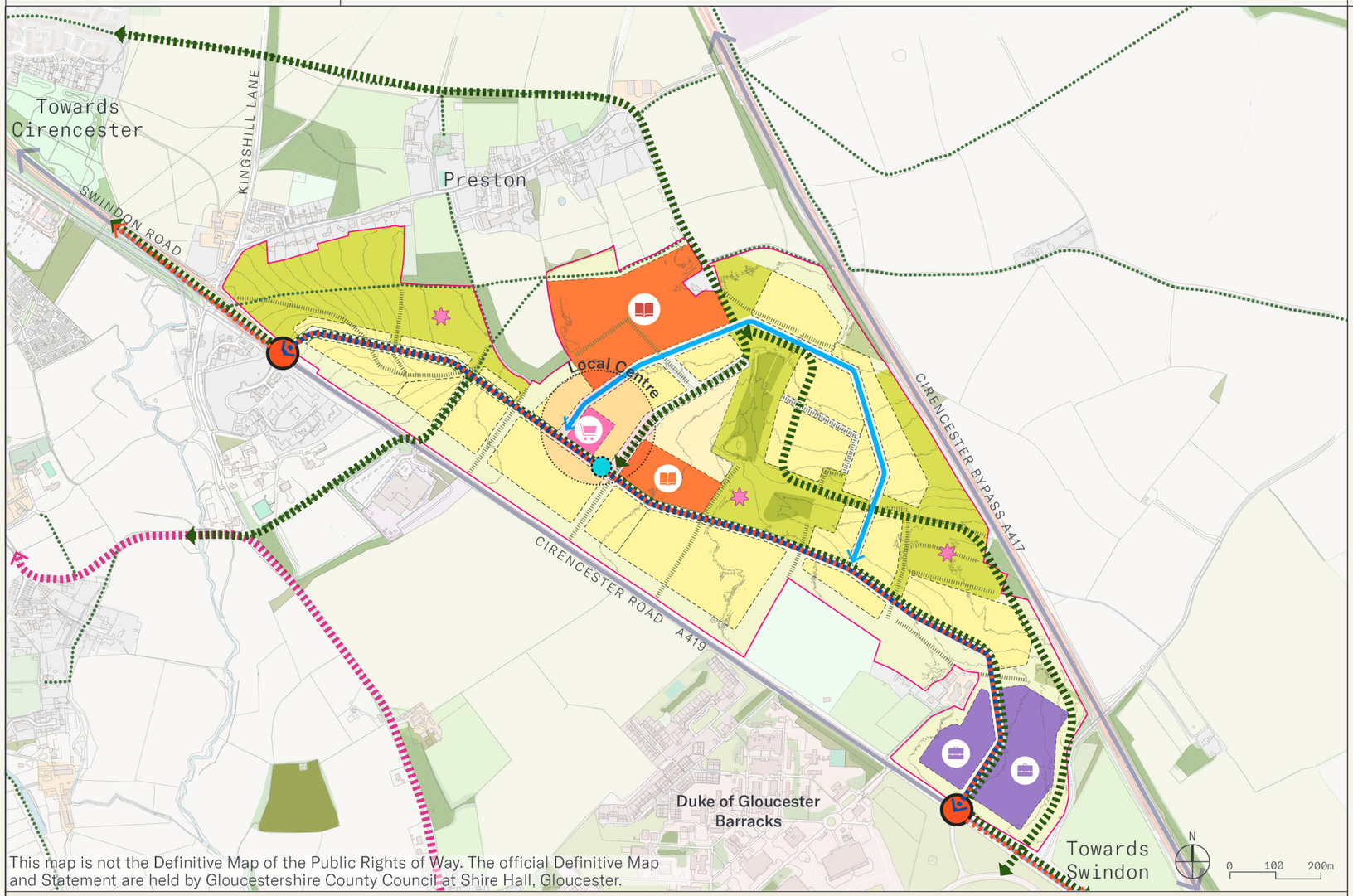
- The site lies immediately adjacent to Preston Conservation Area and within the setting of the Grade II* Church of All Saints, Preston; views from the conservation area and approaches to the village will need careful consideration.
- A dense network of hedgerows and ditches crosses the site, alongside pockets of woodland and ancient woodland, which will need to be retained and buffered.
- The site is adjacent to two roads providing key access to Cirencester from the south east and subject to potential likely cumulative development impacts.

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Site 2

Cirencester - Land south east of Cirencester and south of Preston

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school + Secondary School
- Local centre
- Employment
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Proposed bus route
- National cycle network
- Primary access point
- Mobility hub
- Potential Location for Sports Pitches

Notes

- **Site Area:** 100ha
- **Illustrative Residential Capacity:** 1,368 homes
- **Employment:** c.5.6Ha
- **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (2FE)
- Secondary School (6FE)
- Local Centre
- Employment
- Strategic Open Space

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Site 2

Cirencester - Land south east of Cirencester and south of Preston

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Deliver a residential-led mixed-use development comprising approximately 1,400 homes, a local centre, primary school, secondary school and employment land.
- Co-locate the local centre with the education campus to create a focal point for the development and support walkable neighbourhood principles.
- Locate higher density development around the local centre and education uses, transitioning to lower densities towards the site edges.
- Ensure development responds sensitively to Preston and Preston Conservation Area through the provision of strategic green infrastructure and open space buffers.
- Ensure proposals are appropriately coordinated with the emerging Barracks proposals.

Access Strategy:

- Provide two principal access points from Cirencester Road (A419) to serve the development.
- Deliver improvements to Cirencester Road to support safe pedestrian and cycle movements and create a more appropriate gateway environment.
- Provide a dedicated access to the employment area from Cirencester Road, separate from the principal residential accesses.
- Safeguard a location for a potential additional access from Cirencester Road (A419), subject to further assessment, to support connectivity.

Movement and Public Transport:

- Deliver a bus route through the site connecting residential neighbourhoods, schools, employment areas and Cirencester.
- Provide direct walking and cycling connections to Cirencester town centre and surrounding communities.
- Enhance active travel connections through Preston and along Cirencester Road.
- Ensure the secondary school is accessible by sustainable modes from both the development and surrounding settlements.
- Provide high-quality walking and cycling routes linking residential areas with schools, employment areas, open spaces and community facilities.
- The existing PRoW crossing the site should be retained and appropriately integrated into the development to ensure it continues to perform its purpose.
- Upgrade the A419 Stroud Road/Trewsbury Road junction to a signalised junction and add approach flares.
- Additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Shared strategic transport infrastructure:

In addition, given its location adjacent to other strategic sites, a sustainable transport outcome will require coordination and collaboration in delivery of shared infrastructure between the Land East of Cirencester and South of Preston, Down Ampney and Driffield sites; collectively providing a transport strategy with key links into Cirencester underpinned by active mode and public transport networks. Where one site is brought forward ahead of the others it will need to consider how this infrastructure is phased and attributed across the sites. As a result, this allocation will be required to provide proportional contributions to and facilitation of the following shared transport schemes:

- Reduce barriers for active travel on the Cirencester Road by using speed limits (20mph) and soft segregation.
- Provide Active travel access onto Swindon Road to give access to existing cycleway crossing the A419 and along Cricklade Road to the town centre.
- Support the Cirencester-Swindon BRT proposed between Cirencester and Swindon, including bus priority interventions and service frequency improvements.
- Add an approach arm flare and widen the eastbound approach arm for the A429 Watermoor Roundabout.
- Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage before extending this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way.
- Widen the A429 Swindon Road\Cirencester Road roundabout to provide two lanes between the roundabout and the Kingshill Lane signalised junction.
- Widen the A429 Swindon Road/Bristol Road Roundabout
- Reallocate road space along Watermoor Road to create a segregated cycleway, joining with adjacent Cycleway improvements (Cir4) to provide active travel links into Cirencester.
- Provide a cycleway connecting Down Ampney to the Driffield site via existing bridleway. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with DJ3 (see Strategic Transport Assessment) it would benefit from onwards cycle access to Cirencester.

Site 2

Cirencester - Land south east of Cirencester and south of Preston

Design Principles

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation. Proposals should retain and reinforce the existing hedgerow structure and field pattern as the primary landscape framework for development.
- Retain and buffer existing woodland blocks and Priority Habitat features, providing a minimum 10m buffer to Priority Habitats and a minimum 15m buffer to Ancient Woodland, unless future ecological assessment demonstrates an alternative approach is appropriate.
- Provide a robust landscape buffer along the northern boundary to maintain separation from Preston and protect residential amenity.
- Reinforce hedgerows and ditch corridors to create an interconnected green infrastructure network incorporating Public Rights of Way, where possible.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity across the site and contribute to the Gloucestershire Local Nature Recovery Strategy.
- Incorporate noise attenuation measures within the landscape strategy, including structural planting, landform and buffer zones, to improve the amenity and recreational value of open spaces located adjacent to principal roads (ie. Cirencester Bypass / A419).
- Ensure development parcels respond to the existing field pattern and avoid large continuous areas of built form.
- Integrate SuDS, biodiversity enhancements and recreation within a multifunctional green infrastructure network.
- Deliver a comprehensive network of strategic open space and green infrastructure across the site.
- Retain and enhance existing hedgerows, woodland and landscape features as part of the open space network.
- Provide a central park and strategic recreational spaces serving the wider development.
- Integrate SuDS and drainage features within streets, open spaces and green corridors.

Heritage and Archaeology:

- Conserve and enhance the setting of Preston Conservation Area and setting of listed buildings through the provision of strategic open space and landscape buffers.
- Protect important views to and from Preston and its historic core.
- Utilise open space and landscape interventions to reinforce the separation between the development and the existing settlement.
- Limit development along the northern boundary of the site. For the secondary school, this should include locating playing fields within the northern section of the plot.
- A comprehensive archaeological evaluation shall be undertaken to inform the design and layout of development.

Education:

- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority
- Provision of land capable of delivering a 6FE Secondary school and contributions towards its delivery as agreed with the Local Education Authority. This will provide mitigation for growth across the Cotswold South sub area and proportional contributions will be pooled from qualifying development to support its delivery.
- Co-locate education facilities with the local centre to maximise accessibility and support community activity. Ensure schools are integrated with walking, cycling and public transport networks.
- Explore opportunities for shared use of education facilities and associated community infrastructure.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.
- The Illustrative Concept Frameworks includes the proposed secondary school to the north of the site. Secondary school in this location should focus built development to the south to provide. Alternative uses in this area will need to avoid harm to the rural setting of the Preston Conservation Area and Listed building.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Employment:

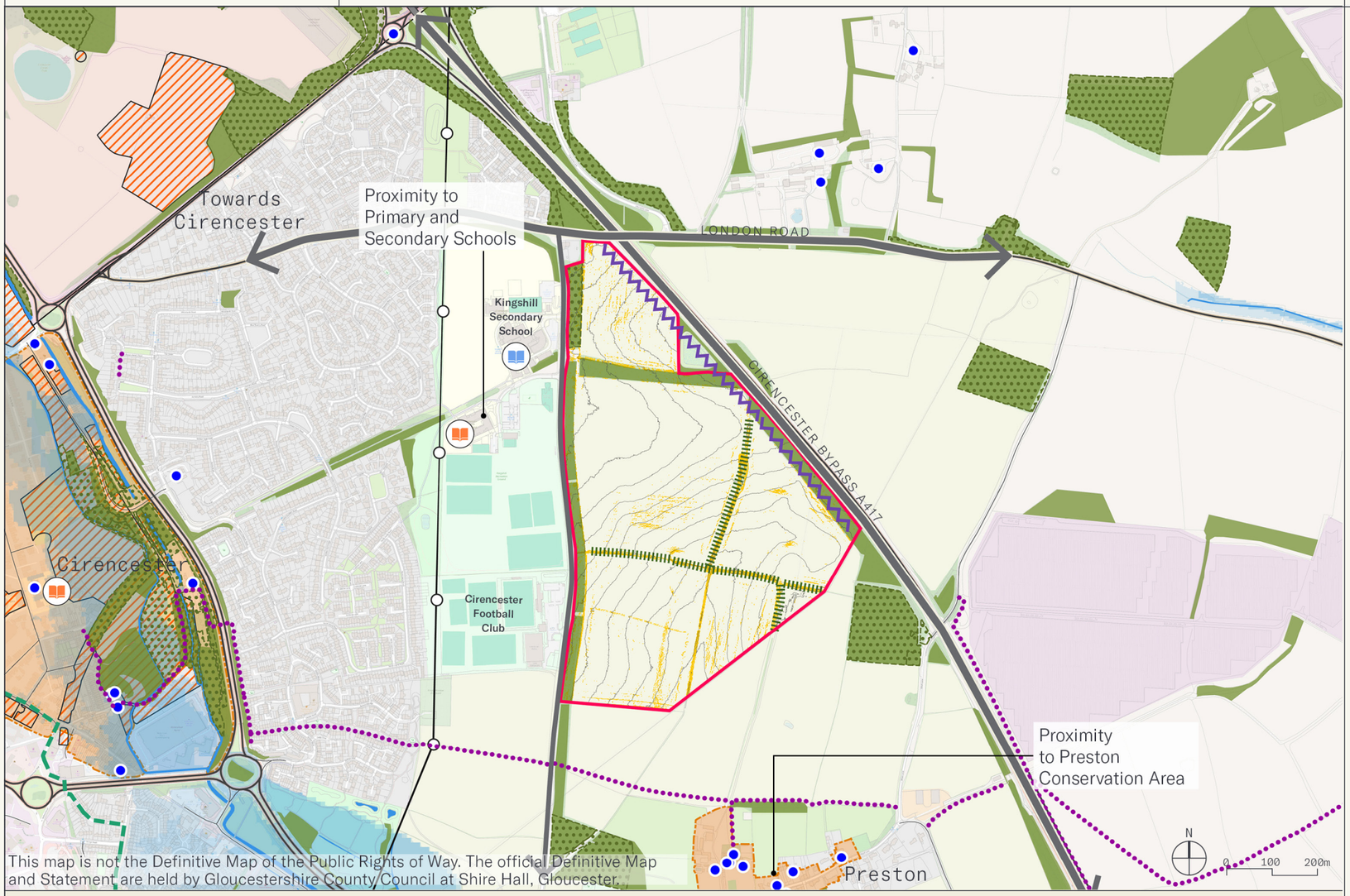
- Provide approximately 6ha of employment land at the south-eastern edge of the site.
- Locate employment uses adjacent to a dedicated access from Cirencester Road to minimise impacts on residential areas.
- Provide landscape buffers between employment and residential uses to protect amenity and create an attractive setting for development.

Safeguarding:

- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 3

Cirencester - Land east of Kingshill Lane



- Site Boundary
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Solar
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- National Grid - Power Lines
- National Grid - Pylons
- Scheduled Monuments
- Conservation Area
- Listed Building
- Road Noise above 60dB
- Secondary School
- Primary School

Site Context

Notes

This site comprises land to the east of Kingshill Lane, forming a proposed strategic allocation on the eastern edge of Cirencester. It sits across Kingshill Lane from the recently consented 280-home development to the west, and is bounded by the A417 Cirencester Bypass to the north-east and open countryside towards Preston to the south. The land is predominantly agricultural, rising from Kingshill Lane towards the bypass, and is crossed by a well-established network of hedgerows.

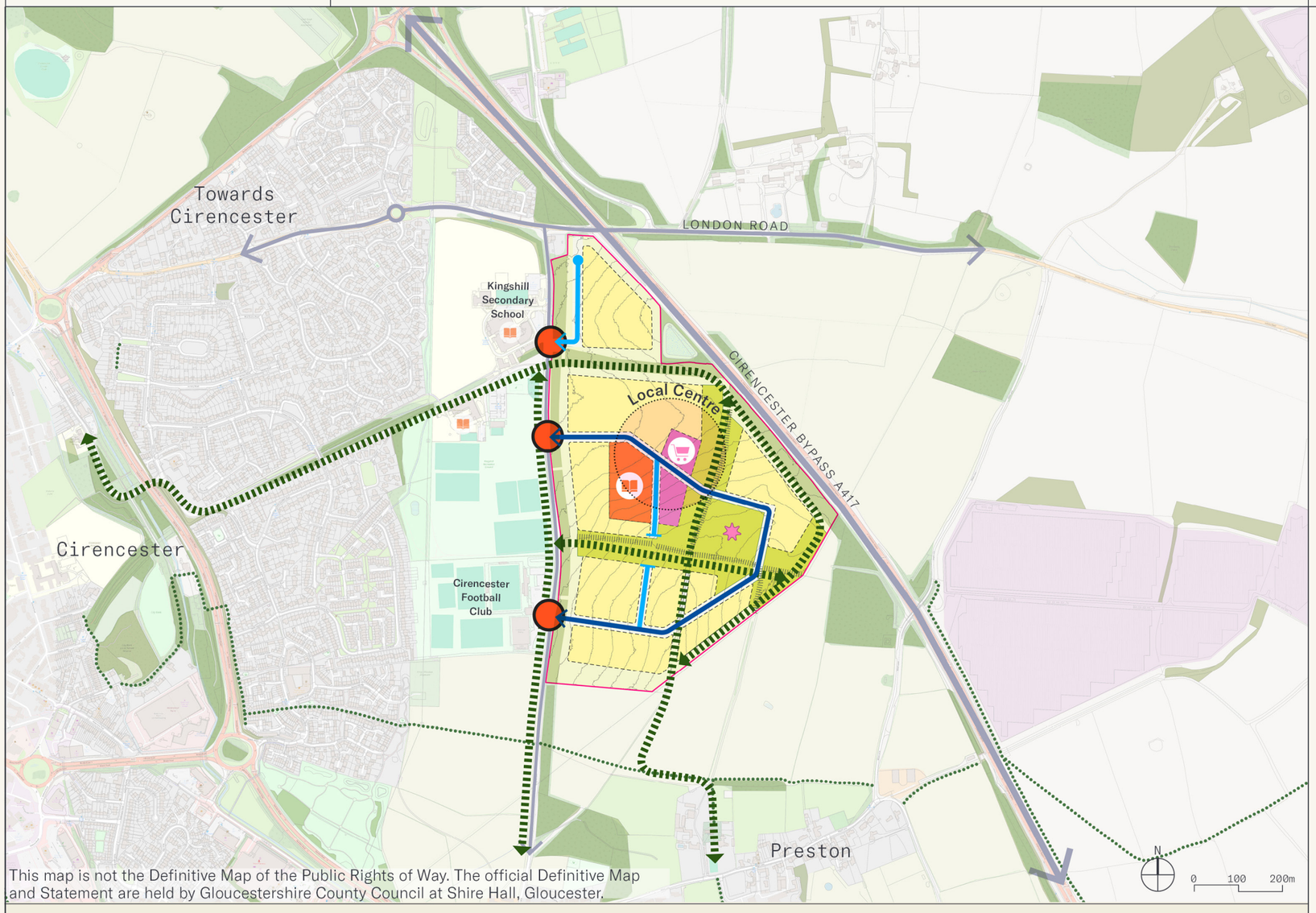
- The site lies in proximity to Preston Conservation Area to the south; views towards and from the conservation area, and the wider setting of the village, will need careful assessment.
- The site forms part of the open countryside separating Cirencester from Preston
- A rich network of hedgerows crosses the site and will need to be retained and integrated into any green infrastructure strategy.
- Direct adjacency to the consented Kingshill Lane scheme and existing schools (Kingshill Secondary School and a nearby primary school).
- The existing hedgerow network offers a strong basis for a landscape-led layout that maintains a defined edge to Cirencester and retains separation from Preston.

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Site 3

Cirencester - Land east of Kingshill Lane

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 41.9ha
— **Illustrative Residential Capacity:** 613 homes
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

— Residential
Primary School (2FE)
Local Centre
— Strategic Open Space

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Site 3

Cirencester - Land east of Kingshill Lane

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Deliver a residential-led development comprising approximately 600 homes, a local centre, primary school and strategic open space.
- Focus higher density development around the local centre, transitioning to lower densities towards the site edges.
- Integrate the development with Cirencester and Preston through a network of active travel connections.

Access Strategy:
- Provide three principal access points from Kingshill Lane to serve the development.

Movement and Public Transport:
- Deliver direct walking and cycling connections to Cirencester town centre, enhance active travel connections to Preston and adjoining residential areas and prioritise sustainable travel modes throughout the development.
- Extend London Road cycleway adjacent to site toward town centre with on-road cycle lane. This will be connected to the existing active travel bridge over Swindon Road, creating a shared use path for pedestrians and cyclists before rejoining cycleway to London Road and towards town centre.
- Upgrade Kingshill Road/London Road Junction and the Kingshill Road/Cirencester Road Junction to signalised Junctions.
- Provide active travel access on western boundary of site, extending to road leading to Cirencester skate park.
- Provide an on road cycleway connecting to the existing east-west cycle route, including on road cycleways along Queen Elizabeth Road and Beeches Road and a segregated cycle lane along London Road/Lewis Lane to access town centre.
- Provide additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Retain and strengthen perimeter tree belts to maintain the contained character of the site.
- Retain existing woodland as a defining landscape feature and integrate it within the green infrastructure network.
- Ensure an appropriate landscape buffer and offset is provided along the southern edge of the site to maintain separation from Preston.
- Utilise open space and green infrastructure to reinforce landscape structure and biodiversity connectivity.
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between woodland, hedgerows and ditch corridors, contributing to wider Nature Recovery Network objectives.
- Ensure that location of open space network protects existing woodland and priority habitats.
- Create a central open space linking neighbourhoods across the site and providing opportunities for recreation and biodiversity enhancement.

Heritage and Archaeology:
- Ensure development conserves the setting and character of Preston Conservation Area, and setting of listed buildings.
- Provide a graduated reduction in development density towards the north, east and south to soften the settlement edge
- Utilise landscape buffers and open space to maintain separation between the development and Preston.
- A comprehensive archaeological evaluation shall be undertaken to inform the design and layout of development.

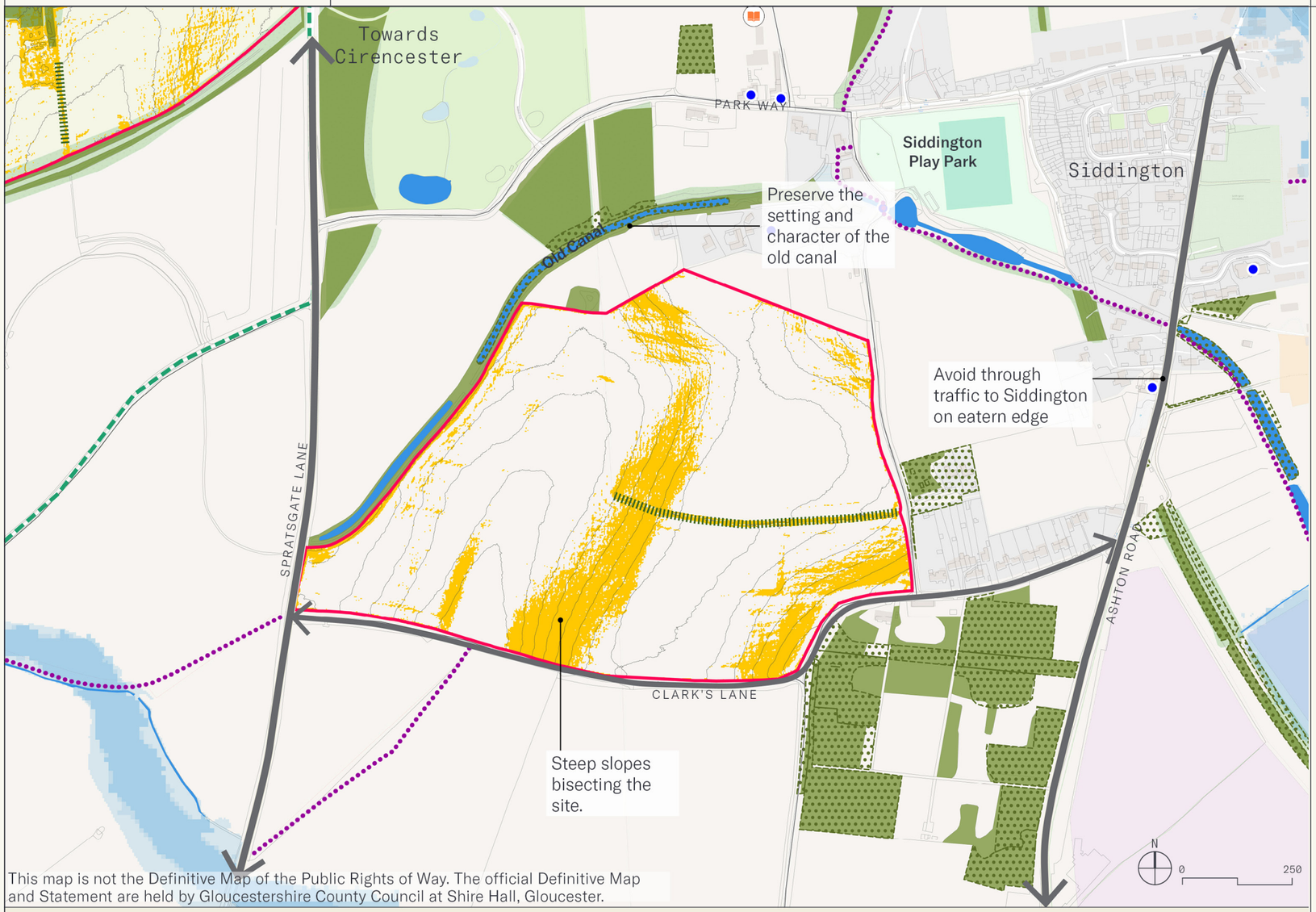
Education:
- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority. In the interim, this could be built out to provide 1FE provision, or otherwise rely upon capacity at the existing adjacent primary school if available at the time of the application. As part of the IDP work, there was not identified to be sufficient capacity in the adjacent school to serve the allocation. However, should this change during the Local Plan period there is a clear benefit to the adjacent school. At this stage therefore an onsite primary has been assumed to be provided but subject to more detailed discussion with GCC education.
- Ensure the school is integrated with walking and cycling networks serving the wider development.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Site 4

Siddington-
Land south west of Siddington

Site Context



- Site Boundary
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Solar
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- Listed Building
- Primary School

Notes

The site is bounded by Spratsgate Lane to the west and Ashton Road to the east, with Clark's Lane forming its southern boundary, and the line of the historic Thames and Severn Canal running along its northern edge close to the settlement. The land is predominantly agricultural and rises steeply from the canal corridor towards the centre of the site.

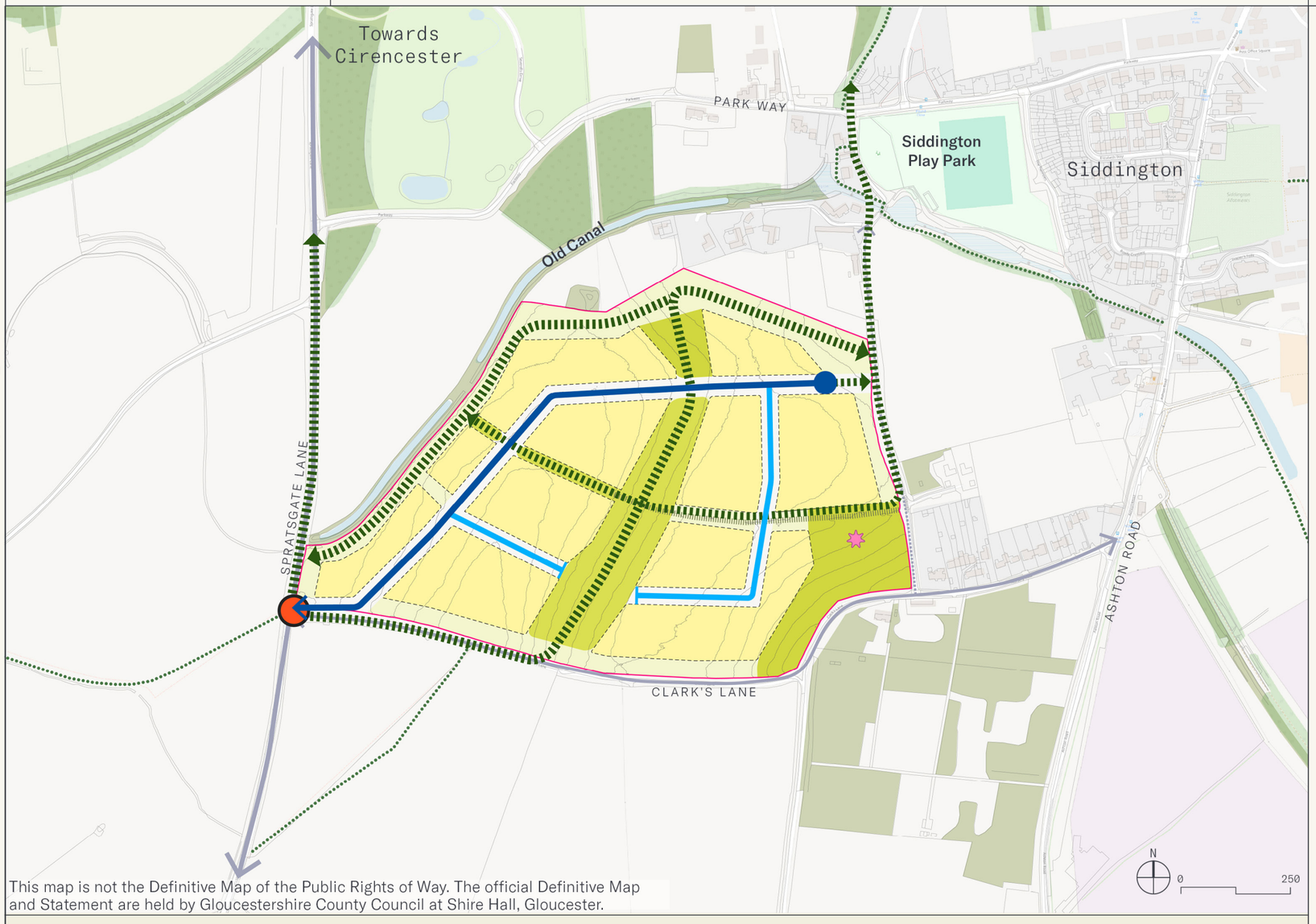
- The route of the old canal forms the northern boundary of the site and contributes positively to the setting and character of Siddington; this corridor will need to be preserved and its character respected in any future layout.
- Steep slopes exceeding a 1:20 gradient bisect much of the site, significantly constraining developable area and influencing access, layout and drainage design.
- Hedgerows and pockets of woodland along the canal corridor and site boundaries will need to be retained and enhanced.
- High pressure gas lines running under the site, appropriate stand-off distances and safety measures must be accommodated
- The canal corridor and existing landscape features provide a strong basis for a landscape-led layout, with potential to enhance the setting of the historic waterway as a green amenity.

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 4

Siddington-
Land south west of Siddington

Illustrative Concept Framework



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

- Site Boundary
- Residential
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 21.6ha
— **Illustrative Residential Capacity:** 372 homes

Key Land Uses:

— Residential
— Strategic Open Space

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Site 4

Siddington-
Land south west of Siddington

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Deliver a residential-led development approximately 370 homes.
- Utilise areas of steep slope as strategic open space and green infrastructure and maintain a clear landscape buffer and area of open space between the development and Siddington to preserve the separate identity and rural setting of the village. The south west corner of the site introduces built development at a prominent location and proposals in this location should be respectful of its gateway nature and rural edge context
- The Local Plan includes a policy supporting the restoration of the former canal and benefits of onwards linkages this provides. As a result, schemes should positively addresses the canal and use this as a design driver providing opportunities for landscape enhancement, recreation, active travel connections and support for future restoration aspirations.

Access Strategy:
- Provide a single point of access from Spratsgate Lane.
- Deliver appropriate improvements to Spratsgate Lane to accommodate development traffic, in combination with potential cumulative impacts from other strategic sites.

Movement and Public Transport:
- Enhance Clark's Lane and surrounding rural lanes to support walking and cycling and provide walking and cycling connections along and to the Old Canal corridor, linking the development with the wider Public Rights of Way network and surrounding countryside.
- Provide an on-road cycleway connecting site to town centre via Siddington Road. The cycleway would likely follow Siddington Road then turn onto Kingsmead Road to connect to existing cycleway underpass under Bristol Road.
- Create a direct, safe walking and cycling route connecting Tesco to Siddington Road, improving local accessibility and reducing short car trips.
- Provide an active travel corridor utilising the disused railway line to provide a direct, segregated walking and cycling link between Siddington and South Cerney.
- Support reclassification of Green Lane (off Clark's Lane) from highway use to a quiet lane with lower speed limits and appropriate signage to enable shared use road for walking and cycling.
- Provide segregated cycle provision on Spratsgate Lane and/ or explore alternative routing through Chesterton Farm and into the town centre and to east. For clarity, these interventions would be in addition to the Steadings existing commitments.
- Upgrade intersection (signalisation) between Somerford Road and Chesterton lane to avoid potential queuing preventing merge.
- Provide additional proportional contributions to the Cirencester sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Retain and enhance the east-west hedgerow corridor as a key landscape and ecological feature, integrating active travel routes alongside it where appropriate whilst maintaining its biodiversity, drainage and landscape functions.
- Utilise the Old Canal corridor as a key green infrastructure feature, delivering habitat enhancement, recreational opportunities and landscape connectivity and safeguard sufficient land adjacent to the Old Canal corridor to support future restoration opportunities where appropriate.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between the Old Canal corridor, hedgerow network and surrounding countryside, contributing to wider Nature Recovery Network objectives.

Education:
- Given the size of the site, onsite provision of primary education is not considered suitable. As a result, it is envisaged that safe access to Siddington primary will be required. Additional capacity at this primary school is likely reliant on the provision of education facilities provided by the Strategic Sites at the Steadings and the Steadings extension and applicants must demonstrate appropriate capacity is available to serve this strategic site ahead of occupation.

Utilities and Infrastructure:
- Safeguard the route of the existing underground gas pipeline and ensure appropriate easements and stand-off distances are incorporated into the masterplan, with opportunities to integrate utility corridors within green infrastructure and open space where appropriate.

Safeguarding:
- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 5

Down Ampney - Land surrounding Down Ampney



- District Boundary
- Site Boundary
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- Listed Building
- Primary School

Site Context

Notes

This site comprises land surrounding the village of Down Ampney, that wraps around the settlement to the north, east and south. It adjoins the former RAF Down Ampney airfield to the south east. The land is predominantly agricultural, marked by an undulating landform and a strong network of woodland, hedgerows and priority habitat.

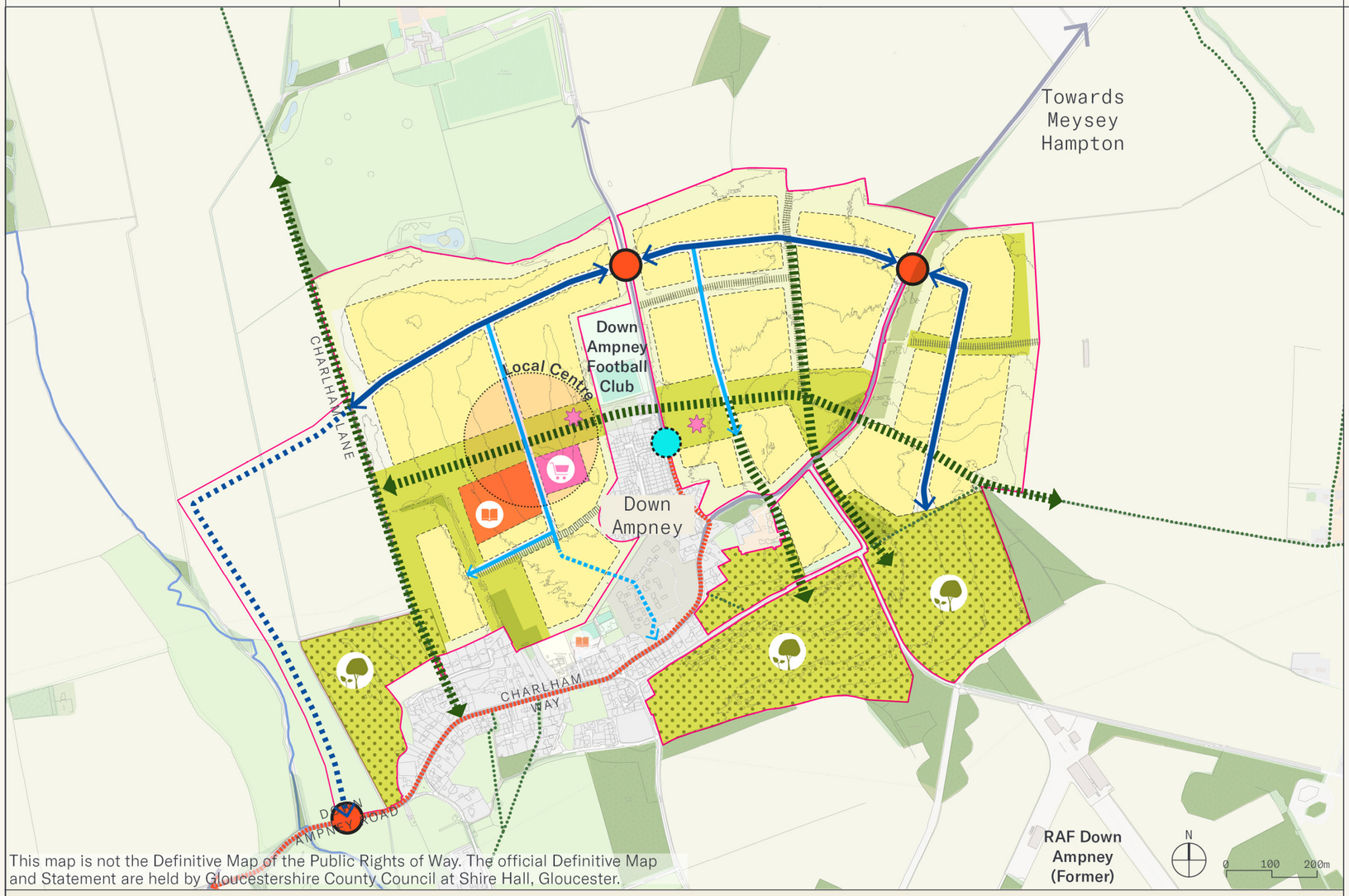
- The site lies close to the former RAF Down Ampney airfield, associated with the RAF's wartime air transport operations; development should have regard to the heritage and setting of this site, alongside the listed buildings within the village itself.
- Areas of ridge and furrow earthworks are present within the site and should be preserved as a feature of historic agricultural landscape character.
- Steep slopes exceeding a 1:20 gradient bisect much of the site, significantly constraining developable area and influencing access, layout and drainage design.
- Extensive network of woodland, hedgerows and priority habitat crosses the site and will need to be retained and enhanced within any green infrastructure strategy.

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 5

Down Ampney - Land surrounding Down Ampney

Illustrative Concept Framework



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

- District Boundary
- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Open space
- Buffers
- Alternative Natural Recreational Greenspace (ANRG)
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Indicitive Primary Road Alignment
- Secondary road
- Indicative Secondary Road Alignment
- Active travel link
- Proposed bus route
- Primary access point
- Mobility hub
- Potential Location for Sports Pitches

Notes

— **Site Area:** 135.3ha
— **Illustrative Residential Capacity:** 1,658 homes
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (3FE)
- Local Centre
- Strategic Open Space
- On site Alternative Natural Recreational Greenspace (ANRG)

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 5

Down Ampney - Land surrounding Down Ampney

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Deliver a residential-led mixed-use development comprising approximately 1,660 homes, a local centre, primary school, strategic open space and ANRG.
- Ensure development responds sensitively to Down Ampney and maintains the character and identity of the existing settlement.
- Focus higher density development around the local centre, transitioning to lower densities towards the site edges and western boundary.
- A wider element of the allocation is extended to the west to provide sufficient flexibility for an access arrangement to be provided but it would otherwise not be considered suitable for built development.

Access Strategy:
- Provide two principal access points from Down Ampney Road and Charlham Way and ensure access arrangements minimise traffic movements through Down Ampney village.
- There is a potential that access to the site from the east could impact on an area of potential flood risk. Proposals in this location should comply with national policy regarding transport infrastructure.
- Committed development in Down Ampney included with a dashed line for access. At this stage, it is not intended that this would provide long term access to the allocation due to potential impacts on Charlham Way, with pedestrian and cycle connections or temporary access provided only.

Movement and Public Transport:
- Enhance walking and cycling connections along Down Ampney Road and Charlham Way.
- Deliver a bus route connecting the site with Cirencester and surrounding settlements, centred on an on-site mobility hub, which serves both new and existing homes and which incorporates facilities for public transport interchange, cycle parking, cycle hire and shared mobility services.
- Provide direct active travel links between residential neighbourhoods, the local centre, school and open spaces
- Provide Cycleways connecting Down Ampney and Cricklade to give sustainable access to retail services in Crickade and South Cerney.
- Via financial contributions, increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.
- Extend the greenway linking this site to Cirencester, extending through the site, north along the PROW route (BDA1) and the west towards Driffield (Route BDD16) connecting with the site at Driffield. This scheme relates to a number of interrelated active mode and cycle schemes in the Cirencester sub area as set out in the Strategic Transport Assessment.
- In order to limit the use of Unnamed Road between Oak Road and Fairford Road (an unsuitable single track road) quiet lane treatment to should provided, including; Speed limit Change to 30mph, traffic calming measures including road marking and bumps, additional passing places and formal designation as a rural quiet lane
- Undertake signal optimisation of the B4040/B4696 Junction.
- Provide additional proportional contributions to the Down Ampney sub area and district wide mitigation requirements identified in the IDP.

Shared strategic transport infrastructure:
- In addition, given its location adjacent to other strategic sites, a sustainable transport outcome will require coordination and collaboration in delivery of shared infrastructure between the Land East of Cirencester and South of Preston, Down Ampney and Driffield sites; collectively providing a transport strategy with key links into Cirencester underpinned by active mode and public transport networks. Where one site is brought forward ahead of the others it will need to consider how this infrastructure is phased and attributed across the sites. As a result, this allocation will be required to provide proportional contributions to and facilitation of the following shared transport schemes:
  - Reduce barriers for active travel on the Cirencester Road by using speed limits (20mph) and soft segregation.
  - Provide Active travel access onto Swindon Road to give access to existing cycleway crossing the A419 and along Cricklade Road to the town centre.
  - Support the Cirencester-Swindon BRT proposed between Cirencester and Swindon, including bus priority interventions and service frequency improvements.
  - Add an approach arm flare and widen the eastbound approach arm for the A429 Watermoor Roundabout.
  - Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage before extending this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way.
  - Widen the A429 Swindon Road\Cirencester Road roundabout to provide two lanes between the roundabout and the Kingshill Lane signalised junction.
  - Widen the A429 Swindon Road/Bristol Road Roundabout.
- Reallocate road space along Watermoor Road to create a segregated cycleway, joining with adjacent Cycleway improvements (Cir4) to provide active travel links into Cirencester.

Site 5

Down Ampney - Land surrounding Down Ampney

Design Principles

- Provide a cycleway connecting Down Ampney to Driffield Junction Development via existing bridleway. Route meets the eastern boundary of the Driffield Junction Development Site, where, in conjunction with DJ3 it would benefit from onwards cycle access to Cirencester.

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation. Proposals should retain and reinforce the existing hedgerow network as the primary landscape structure.
- Maintain landscape buffers to Down Ampney and prevent negative impact between the development and existing settlement.
- Enhance the landscape setting to the south of the site and integrate strategic green infrastructure throughout the development.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between hedgerows, open spaces, floodplain habitats and the surrounding countryside, contributing to wider Nature Recovery Network objectives.
- Integrate flood mitigation, green infrastructure and landscape enhancements within a coordinated environmental strategy.
- Deliver a network of strategic open spaces and green corridors running east-west through the site.
- Connect neighbourhoods, community facilities and green infrastructure through a comprehensive open space network.
- Integrate recreation, biodiversity and drainage functions within the open space strategy.

Alternative Natural Recreational Greenspace (ANRG):

- Explore opportunities to deliver strategic ANRG capable of serving the requirements of the development (estimated to be approximately 32ha) within the south-eastern part of the site and alongside the western floodplain corridor, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site ANRG without compromising protected sites.
- Integrate ANRG with the wider green infrastructure network and surrounding countryside and promote connectivity between areas of ANRG.

Heritage and Archaeology:

- Respond sensitively to the setting of Down Ampney Conservation Area and the historic character of the village.

Education:

- Provision of land capable of delivering a 3FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- Co-locate the primary school with the local centre to maximise accessibility and support community activity.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development.
  In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents. This could include a small food store (up to 1,000 sq.m), Class E uses, a co-working hub and community facilities.

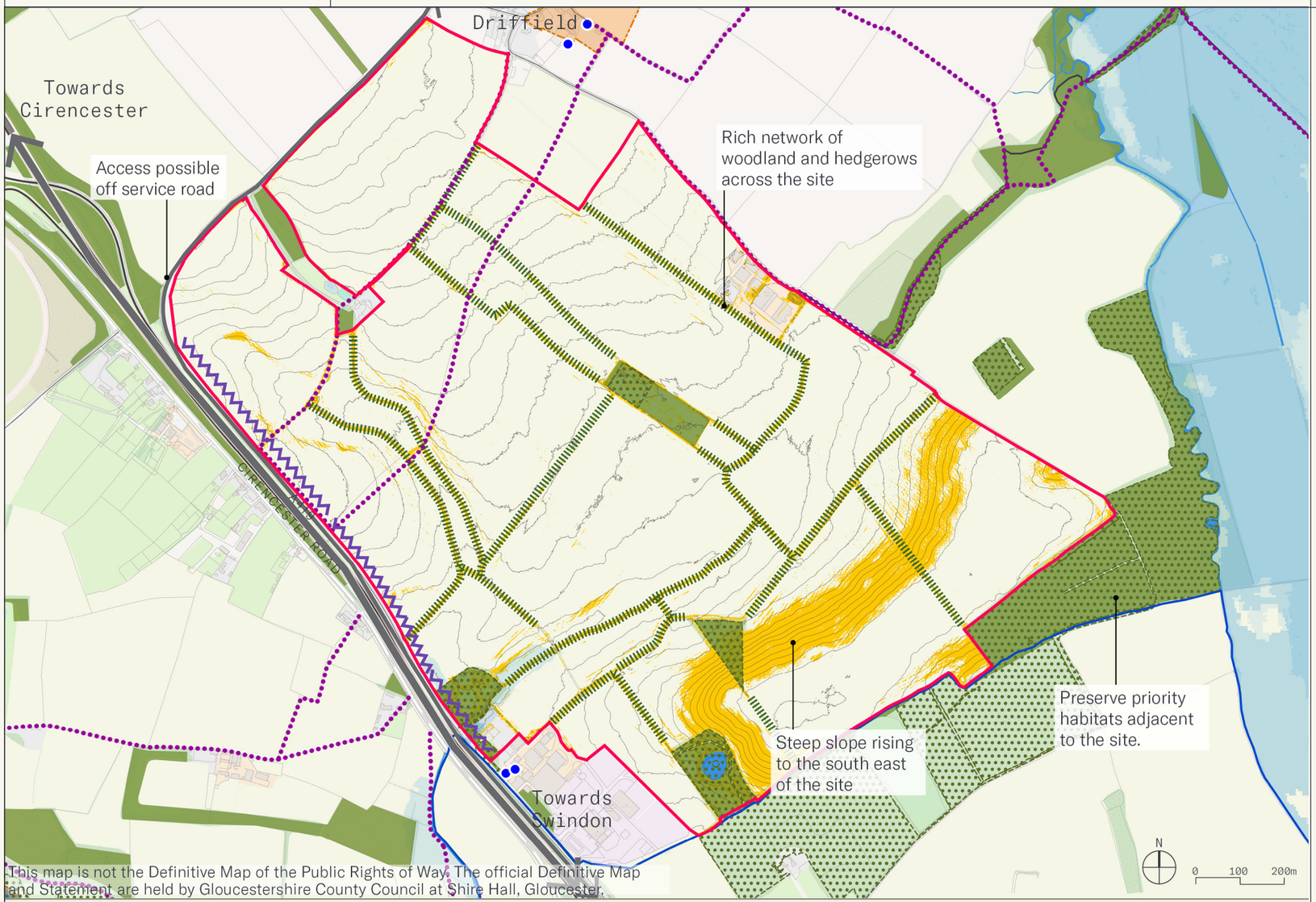
Safeguarding:

- Development of, or exceeding, 15.2m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement
- Any development within the designated MOD statutory explosives safeguarding zone will trigger statutory consultation requirement.
- Development of any structure with elevations clad or partly clad in metallic type materials or roofing clad or partly clad in metallic type materials will trigger statutory consultation.

Site 6

Driffield - Land south of Driffield

Site Context



Notes

This site comprises land to the south of Driffield, identified as part of a proposed new settlement location rather than a simple village extension. The site is bounded by the Cirencester Road to the west and open water/wetland habitat to the east, and rises across an undulating, agricultural landscape crossed by a dense network of hedgerows and woodland.

- Driffield's Conservation Area and listed buildings lie immediately to the north of the site; any development will need to consider its impact on the setting of the village.
- Areas of ridge and furrow earthworks are present within the site and should be preserved as a feature of historic agricultural landscape character.
- A steep slope rises towards the south-east of the site, constraining developable area and influencing layout, access and drainage design.
- A rich network of hedgerows and woodland crosses the site, and priority habitat lies immediately adjacent to its eastern boundary; both will need to be retained and buffered from development.
- High pressure gas lines running under the site, appropriate stand-off distances and safety measures must be accommodated.

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Site 6

Driffield -
Land south of Driffield

Illustrative Concept Framework



Notes

— **Site Area:** 199.4ha
— **Illustrative Residential Capacity:** 1,090 homes within the plan period, centred on the proposed local centre but this could increase up to 2,222 homes including the element identified as a broad location for growth in the future
— **Employment:** c. 11Ha
— **Local Centre:** c.0.5-1Ha
— **Gypsy and Traveller Pitches**: 10

Key Land Uses:

— Residential
Primary School (3FE, considering beyond plan period growth potential)
Local Centre
Employment
— Strategic Open Space
On site Alternative Natural Recreational Greenspace (ANRG)

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Site 6

Driffield - Land south of Driffield

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Provide approximately 2,220 new homes (including some beyond the plan period), alongside a primary school, a mobility hub, a local centre, and employment land.
- As set out in the Local Plan, this site is an appropriate location for approximately 10 Gypsy and travellers pitches. The design requirements for this are set out within the Local Plan. An indicative location has been identified at this stage subject to confirmation through the Comprehensive Masterplan.
- Provide residential development parcels to the interior of the site, northwest of the HSE High Pressure Gas Main which runs parallel to Cricklade Road. Provide employment land adjacent to the road.
- Provide a substantial green buffer to the northern fringe (as shown in Concept Framework Plan) of the site to protect the separation of the existing village of Driffield.
- Provide the highest densities at the core of the residential parcels alongside the school, mobility hub and local centre. Provide lowest densities at the southern and northern fringes of the site.

Access Strategy:
- Create two primary vehicular accesses via the existing Cirencester Road junction and the rural road bordering the north of the site, linked with a primary vehicular through-route which passes via the local centre.
- Create a secondary access route which loops around the core of the site connecting individual residential parcels with the local centre.
- Improve existing the PRoW on the site by ensuring pedestrian and cycle movement can be accommodated simultaneously.

Movement and Public Transport:
- Create two new primary active travel routes which pass through green corridors within the site, connecting the site with Cirencester in the north and linking back into the surrounding PRoW network beyond the site which offers onward connections to the villages of Driffield and Poulton.
- Provide a mobility hub within the local centre, co-located with the primary school and new public transport facilities , including facilitating bus services and including EV charging, parcel drop off points, facilities for shared mobility, including car clubs, cycle hire and secure cycle parking. Ensure that the mobility hub acts as a focal point for modal interchange and supports sustainable transport choices.
- Upgrade the B4696 Spine Road approach to Station Road/ Cerney Wick Lane intersection to a signalised Junction.
- Provision of a segregated cycleway linking the western boundary of the Site to services in South Cerney. This could include active travel priority at A419/B4696 junction, then an onwards active travel route along the B4696 and Station Road into South Cerney or alternatively could explore an active travel bridge over A419 connecting to the active travel route along Bow Wow Road directly into South Cerney (if contingent scheme set out in the Strategic Transport Assessment is already delivered).
- Provision of a segregated cycleway connecting the Site to Cirencester via Cirencester Road and support in change of character of road to allow at grade crossing.
- Enhancement of existing Bridleways through Wiltshire to high quality cycleway and walking route to Down Ampney.
- Provide additional proportional contributions to the Driffield sub area and district wide mitigation requirements identified in the IDP.

Shared strategic transport infrastructure:
In addition, given its location adjacent to other strategic sites, a sustainable transport outcome will require coordination and collaboration in delivery of shared infrastructure between the Land East of Cirencester and South of Preston, Down Ampney and Driffield sites; collectively providing a transport strategy with key links into Cirencester underpinned by active mode and public transport networks. Where one site is brought forward ahead of the others it will need to consider how this infrastructure is phased and attributed across the sites. As a result, this allocation will be required to provide proportional contributions to and facilitation of the following shared transport schemes:
- Reduce barriers for active travel on the Cirencester Road by using speed limits (20mph) and soft segregation.
- Provide Active travel access onto Swindon Road to give access to existing cycleway crossing the A419 and along Cricklade Road to the town centre.
- Support the Cirencester-Swindon BRT proposed between Cirencester and Swindon, including bus priority interventions and service frequency improvements.
- Add an approach arm flare and widen the eastbound approach arm for the A429 Watermoor Roundabout.
- Upgrade the cycleway from Preston Toll Bar along Cricklade Road by installing high-quality road surface throughout, introducing a designated on-road cycle lane, and implementing clear signage before extending this cycleway improvements to the town centre, passing under the foot tunnel under the Bristol Road and joining Watermoor Way.
- Widen the A429 Swindon Road\Cirencester Road roundabout to provide two lanes between the roundabout and the Kingshill Lane signalised junction.
- Widen the A429 Swindon Road/Bristol Road Roundabout
- Reallocate road space along Watermoor Road to create a segregated cycleway, joining with adjacent Cycleway improvements (Cir4) to provide active travel links into Cirencester.

Site 6

Driffield - Land south of Driffield

Design Principles

- Provide a cycleway connecting Down Ampney to the Driffield site via the existing bridleway. Route meets the eastern boundary of the Driffield Site, where, in conjunction with DJ3 (please see Strategic Transport Assessment) it would benefit from onwards cycle access to Cirencester.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.

- Steep topography in the southeast of the site should be incorporated into the open greenspace network to prevent the development of residences on land with poor accessibility and therefore prohibitive for active travel.

- Connect existing natural assets such as woodland areas, mature trees and hedgerows into a substantial green corridor running through the site and linking back outwards to the surrounding landscape, creating contiguous wildlife habitat.

- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between woodland, hedgerows, open space and surrounding habitats, contributing to wider Nature Recovery Network objectives.

Alternative Natural Recreational Greenspace (ANRG):
- Explore opportunities to deliver strategic ANRG capable of serving both the requirements of the development and wider area, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site ANRG without compromising protected sites. ANRG provision should be designed to align with the potential broad location of growth in the future.

- Carefully consider the existing woodland when providing ANRG, enhancing and protecting it where appropriate, aligning with the Local Nature Recovery Strategy.

Heritage and Archaeology:
- Ensure development responds sensitively to the scale and character of Driffield through appropriate landscape buffers, open space and a clear transition between the existing village and new development.

Education:
- Provision of land capable of delivering a 3FE primary school and contributions towards its delivery as agreed with the Local Education Authority. In the Local Plan period, this may be implemented as a 2FE interim build out but is required to accommodate the broad location for growth and therefore should be safeguarded at this stage.

- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Employment:
- Provide approximately 11ha of employment land adjacent to Cricklade Road, benefiting from direct access to the strategic highway network whilst helping to provide separation between residential development and potential traffic-related noise impacts.

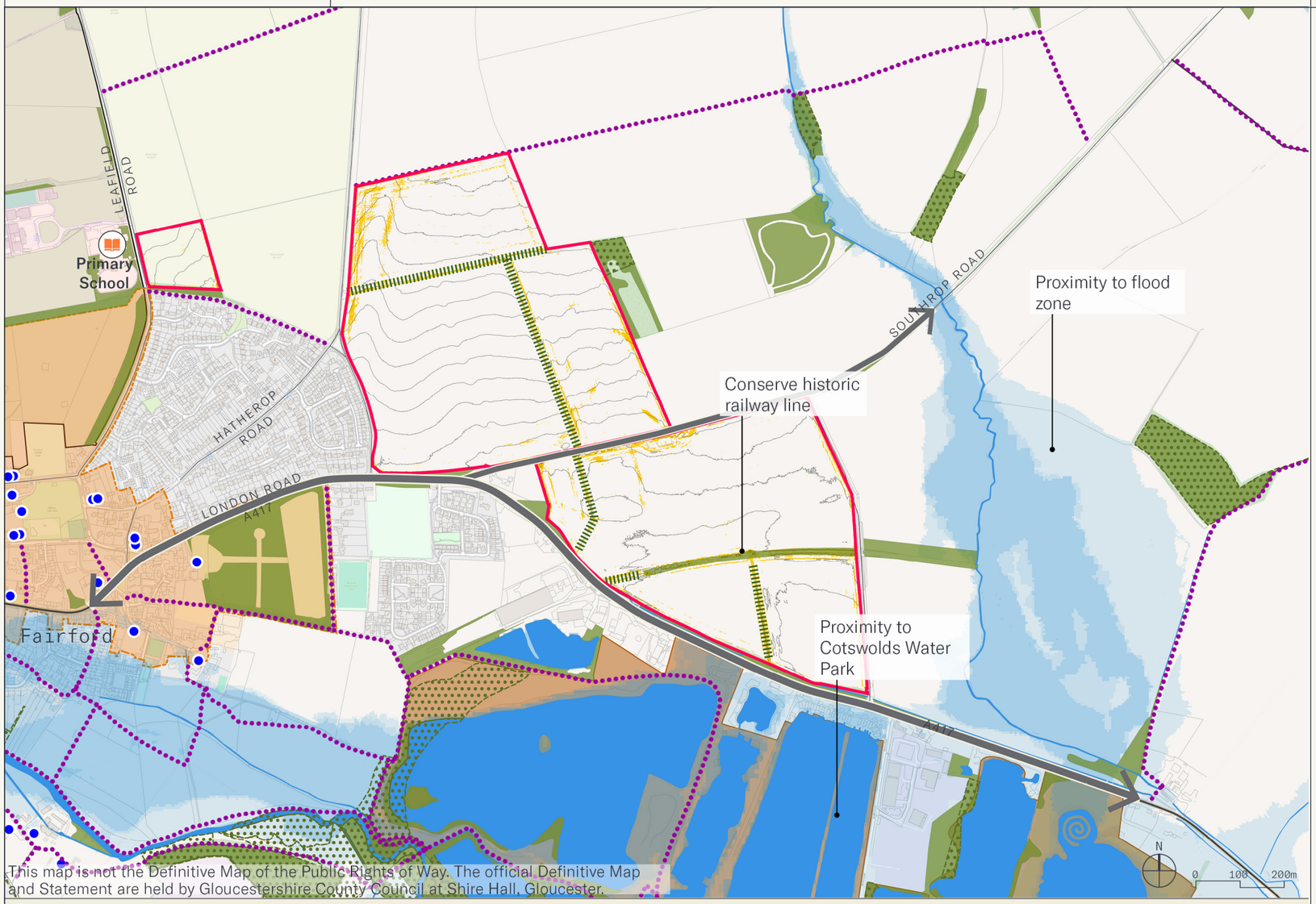
Utilities and Infrastructure:
- Safeguard the route of the existing underground oil pipeline and ensure appropriate easements and stand-off distances are incorporated into the masterplan, with opportunities to integrate utility corridors within green infrastructure and open space where appropriate.

Safeguarding:
- Development of, or exceeding, 45.7m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.

- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Site 7

Fairford -
Land north-east of Fairford



- Site Boundary
- Priority Habitat
- Woodland
- Site of Special Scientific Interest (SSSI)
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- Conservation Area
- Listed Building
- Primary School

Site Context

Notes

The site is bounded by the London Road (A417) to the south and the route of the historic Fairford branch railway line, which closed in 1962 and remains a protected corridor under local plan policy. The land is predominantly agricultural, rising gently from the town towards open countryside, and lies close to the River Coln and the northern reaches of the Cotswolds Water Park.

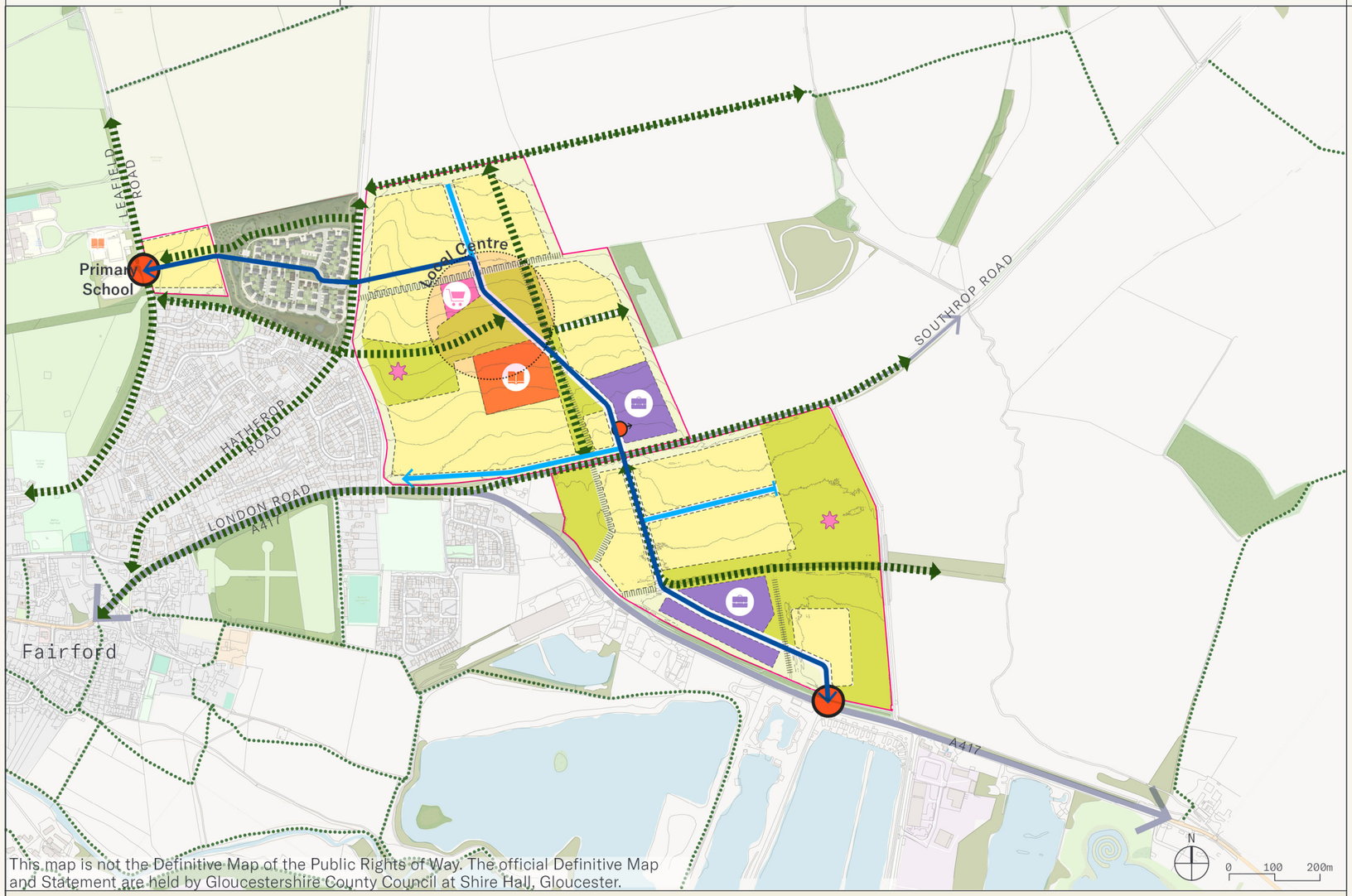
- The former railway line crossing the site is a protected corridor and should be conserved as a green infrastructure and access asset; the site also lies close to Fairford's Conservation Area and listed buildings.
- Land to the east of the site falls within a flood zone associated with the River Coln and the wider Water Park, which will need to inform layout and drainage strategy.
- A network of hedgerows crosses the site and will need to be retained; the site also lies close to woodland and land within the Cotswolds Water Park.

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 7

Fairford - Land north-east of Fairford

Illustrative Concept Framework



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- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 71.2ha
— **Illustrative Residential Capacity:** 1,141 homes
— **Employment:** c.4.2Ha
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (2FE)
- Local Centre
- Employment
- Strategic Open Space

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 7

Fairford - Land north-east of Fairford

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Provide a development of approximately 1,150 homes, a primary school, a local centre and employment land.
- Focus higher density development around the local centre and areas closest to the existing built-up area of Fairford, transitioning to lower densities and a more sensitive built form towards the southern and outer edges of the site.
- Integrate development sensitively with the existing built-up area of Fairford and the approved (but not yet built out) planning permission to the north west of the allocation.

Access Strategy:
- Create primary accesses off Leafield Road and London Road (A417), linked by a primary vehicular through-route which connects the three non-contiguous developable parcels making up the site. Mitigating impact on A417.
- Ensure access arrangements are coordinated with the approved Land West of Hatherop Road development, including a primary road connection between the schemes to support connectivity, permeability.
- Provide safe and suitable junctions at both access points including a new junction where the primary road intersects with Southrop Road.

Movement and Public Transport:
- Incorporate and improve existing PRoW ensuring pedestrian and cycle movement can be accommodated.
- Create a new active travel route along the historic railway line, linking eastwards to the surrounding countryside and make appropriate interventions on Southrop Road and Leafield Road to facilitate movement by active travel between the site and the centre of Fairford.
- Increase the frequency of the Stagecoach West 76 bus service to run once an hour to provide better public transport connectivity to Cirencester.
- Provide a segregated Cycleway between Fairford and Lechlade, suggested as being provided on Park Street (c.0.3km) followed by quiet lane treatment (with physical calming measures) on Leafield Road (0.5km) followed by footway upgrade to shared space (0.4km), segregated route along Hatherop Lane (0.3km) and then again (shared) along to Southrop Road (2.2km) followed by enhanced of a bridleway (1.6km) finally quiet lane treatment on Hambidge Lane (2.7km).
- Provide an active travel route including cycling and walking to provide a route into Cirencester. This route would be approximately 10.7km long and would be formed through upgraded bridleways, quiet lane treatment, on road segregation and upgraded footpaths to shared space, linking in to scheme D7, with additional details found in the Strategic Transport Assessment on potential routing.
- Provision of a segregated active route linking Site to the town centre via Southrop Road and London Road. Package of measures includes ensuring filling in gaps in pedestrian infrastructure and ensuring continuous footpaths and adequate crossing facilities, as well as enabling a shared used road with a cycleway.
- Provision of an active route connecting Site to the town centre via Hatherop Road. Measures could include widening existing footpaths in some areas and, ensuing adequate crossing facilities and implementing shared used road with a cycleway.
- Support designation and surfacing upgrade of Cinder Lane as a quiet road to encourage active travel from Site to the Town centre.
- Improve active travel links along Horcott Road to encourage sustainable access from Site to the town centre. This includes widening the footpaths and improving crossing over wide-mouth junctions heading to town centre, as well as introducing a cycleway. This could connect to existing the cycleway crossing Dilly's Bridge and connecting to Gas Lane, providing a more direct route to High Street.
- Provision of pedestrian crossing connecting Site to the east of Leafield Road to the Primary School opposite.
- Providing footpaths along Leafield road and a cycleway to enable active travel into town centre from Site.
- Provide additional proportional contributions to the Fairford sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Provide a minimum 15m buffer to existing woodland, delivered as public open space and green infrastructure, ensuring residential gardens do not directly adjoin woodland edges.
- Create a network of open space across the site which links existing natural assets such as mature trees and hedgerows back to the surrounding countryside creating a continuous habitat corridor as far as possible.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity between woodland, hedgerows and open spaces, contributing to wider Nature Recovery Network objectives.
- Retain and enhance the existing woodland in the south-east of the site, supported by appropriate native tree planting and habitat creation.

Site 7

Fairford - Land north-east of Fairford

Design Principles

Education:
- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- School to be located at the core of the residential parcel within closest proximity of surrounding residential development.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

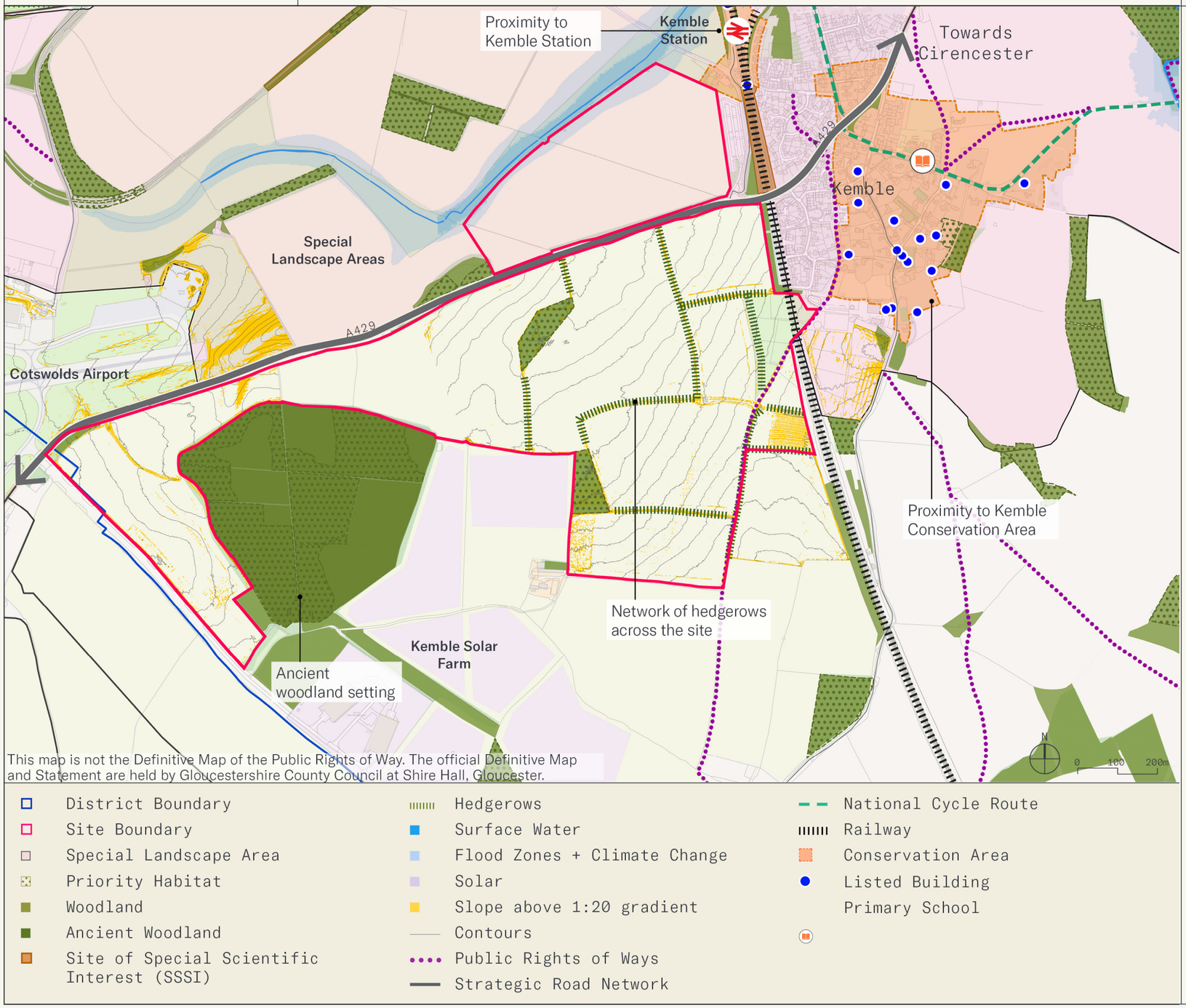
Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Employment:
- Provide approximately 4ha of employment land in two parcels with direct access from Southrop Road, and London Road.

Safeguarding:
- Development of, or exceeding, 15.2m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.
- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.
- Development of any structure with elevations clad or partly clad in metallic type materials or roofing clad or partly clad in metallic type materials will trigger statutory consultation.

Site 8

Kemble - Land south-west of Kemble



Site Context

Notes

This site comprises land to the south-west of Kemble, forming a proposed strategic allocation adjoining the village and Cotswold Airport. The site is bounded by the A429 to the north-west and lies close to Kemble railway station with direct links to London Paddington. The land is predominantly agricultural, crossed by a well-established network of hedgerows, and includes an area of ancient woodland towards it's western edge.

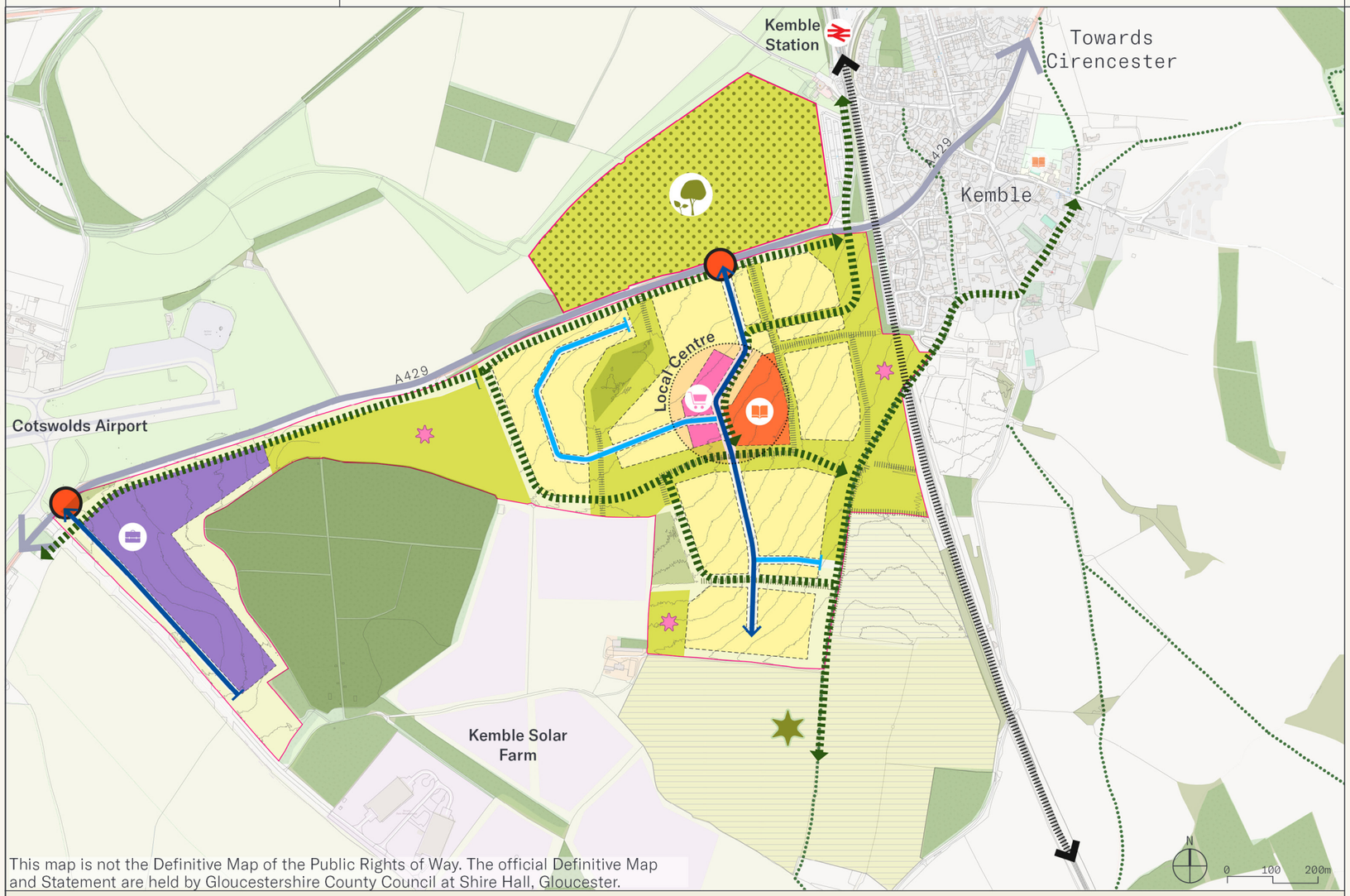
- Part of the site lies within, or close to, the Kemble-Ewen Special Landscape Area, which will be a material consideration in determining appropriate scale and edge treatment.
- The site lies in proximity to Kemble Conservation Area and a number of listed buildings within the village; any development will need to consider its impact on the setting of both.
- A network of hedgerows crosses the site, and an area of ancient woodland lies along its southern edge; both will need to be retained and buffered from development.
- The site adjoins Cotswold Airport, an active general aviation and commercial airfield; compatibility with existing airport operations will need to be assessed. The site also adjoins Kemble Solar Farm to the south, which will need to be considered in relation to layout, landscaping, and any potential visual or amenity impact.
- Proximity to Kemble station offers strong potential for a sustainable, rail-connected extension to the village
- The retained hedgerow and woodland network provides a strong basis for a landscape-led approach to layout and green infrastructure.
- Frontage onto the A429 and proximity to the National Cycle Route through Kemble support good connectivity by both road and active travel.

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 8

Kemble - Land south-west of Kemble

Illustrative Concept Framework



This map is not the Definitive Map of the Public Rights of Way. The official Definitive Map and Statement are held by Gloucestershire County Council at Shire Hall, Gloucester.

- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Suitable Alternative Natural Greenspace (SANG)
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- Active travel link
- Primary access point
- Potential Location for Sports Pitches

Notes

— **Site Area:** 83.6ha
— **Illustrative Residential Capacity:** 1,020 homes
— **Employment:** c.9Ha
— **Local Centre:** c.0.5-1Ha

Key Land Uses:

— Residential
Primary School (2FE)
Local Centre
Employment
— Strategic Open Space
On site SANG
Potential additional SANG area

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 8

Kemble - Land south-west of Kemble

Design Principles

The Comprehensive Masterplan:
- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:
- Organise the site into two separate developable parcels either side of the existing Ancient Woodland, one employment parcel in the west, and a residential parcel in the east for approximately 1,020 homes, a local centre and a primary school. Vehicular traffic between the two parcels is unlikely to be suitable and connectivity should be provided by active mode connection with the employment area should be served by its own vehicular access.
- Co-locate the local centre and the primary school at the centre of the residential parcel to support walkable neighbourhood principles, providing higher densities here.
- All proposals should consider the existing airport uses, and design and layout should be compatible with its ongoing usage.

Access Strategy:
- Both developable parcels will have a dedicated primary vehicular access off the A429. Create two new junctions along the route to access the parcels with appropriate improvements to the roadway.

Movement and Public Transport:
- Provide a new East - West active transport route to connect both parcels and to link onwards to the existing network.
- Provide high quality and direct active transport routes which link the site to Kemble and to Kemble Railway Station.
- Deliver active travel improvements to the A429 and enhance the existing PRoW network.
- Facilitate the reuse of former rail route as a cycleway connecting Kemble and Cirencester for access.
- Support a new bus service connecting town centre of Kemble, site and Tetbury, along A439, Oxleaze Road and A433, with modelling in the STA suggesting 100-200 passengers a day
- Transport modelling identifies cycling may become unsuitable for most people on Windmill Road and also School road as a result of increased traffic flow. At present Windmill Road is functionally not a full two-way street due to parking on the street and mitigation could involve removing on street parking given most houses have drives to accommodate segregation or otherwise include mitigation through a shared pathway and reduction to 40mph.
- Improvements to active travel along Church Road including active travel access to site boundary, continuous footways and possible exploration of a quiet lane on Church Road with lower speed limits and signage to improve mixed use of road for cycling.
- Improve active travel crossing facilities on the A429 to allow active travel access from Site to access Station Road, delivered in combination with improved pedestrian footways and cycleways along Station Road to promote active travel to Kemble Station.
- Support the delivery of a package of improvements at Kemble Station, as outlined in the Strategic Transport Assessment, including improving accessibility at the station with step free bridge and cycle parking.
- Transport model suggests that Avening High Street becomes unsuitable to most people to cycle on without mitigation, although mixed traffic suitability could be restored if the speed limit is reduced to 20mph with a corresponding amount of traffic calming to ensure the design speed matches the new speed limit.
- Transport model suggests that cycling on the Tewksbury Road becomes unsuitable for most people due to increased traffic volumes and solutions include implementing a one way system around Coates to allow for cycle lanes and/or speed reductions.
- Provide additional proportional contributions to the Kemble sub area and district wide mitigation requirements identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:
- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Demonstrate consideration for the impact of the development on the nearby Special Landscape Area to the immediate north of the site.
- Provide a managed green infrastructure buffer between employment land and adjacent woodland, protecting woodland habitats whilst delivering opportunities for habitat creation, ecological connectivity and biodiversity enhancement in accordance with the Gloucestershire Local Nature Recovery Strategy.
- Incorporate woodland, hedgerows and other existing habitats into a new green network which crosses the site and connects greenspaces with the surrounding natural landscape.
- Integrate existing mature hedgerows into the landscape strategy, retaining historic field boundaries within the masterplan where possible.

Suitable Alternative Natural Greenspace (SANG):
- Explore opportunities to deliver strategic SANG capable of serving both the requirements of the development (estimated to be approximately 19ha) and wider area, or otherwise seek an alternative offsite mitigation strategy which can meet the required function of the on-site SANG without compromising protected sites.

Site 8

Kemble - Land south-west of Kemble

Design Principles

- Demonstrate consideration for the existing Ancient Woodland when providing SANG, enhancing and protecting it where appropriate, aligning with the Local Nature Recovery Strategy where relevant.

- As set out in the SANG Strategy, land to the south of the allocation (shown indicatively on the Illustrative Concept Framework in a hatch) has the potential to be a suitable location for strategic scale SANG to provide mitigation for the non-strategic and windfall based growth within the Zones of Influence which are too small to provide on site need. For the avoidance of doubt, there is a potential to merge this with the identified requirements to mitigate Kemble and expand its size, its delivery funded by contributions from qualifying development offsite.

Heritage and Archaeology:
- Conserve and enhance the setting of Kemble Conservation Area and its heritage assets, including the Grade II* Church of All Saints, ensuring development responds sensitively to important views and the historic character of the village.

- The cutting and tunnel to the east of the site originally served a clear aesthetic purpose as a deliberate piece of environmental planning (mitigation of impact by landscape screening/tunnelling), and it had the effect of maintaining a landscape setting for Kemble village, Conservation Area and the church spire in particular. The area of open space shown on the Illustrative Concept Framework has therefore been carefully sited to maintain a logical relationship with the existing settlement edge, whilst ensuring that the majority of the land remains open and retains its predominantly rural character. Retention of a landscaped buffer around the railway cutting and tunnel to preserve its historic function as a landscape-screening feature, maintain the rural setting of Kemble, and safeguard key views towards the village and church spire is therefore important for any proposal on the site.

Education:
- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.

- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses of a locally appropriate scale that support the day-to-day needs of residents.

Employment:
- Provide 9ha of employment land to the east of the site in closest proximity to Cotswold Airport.

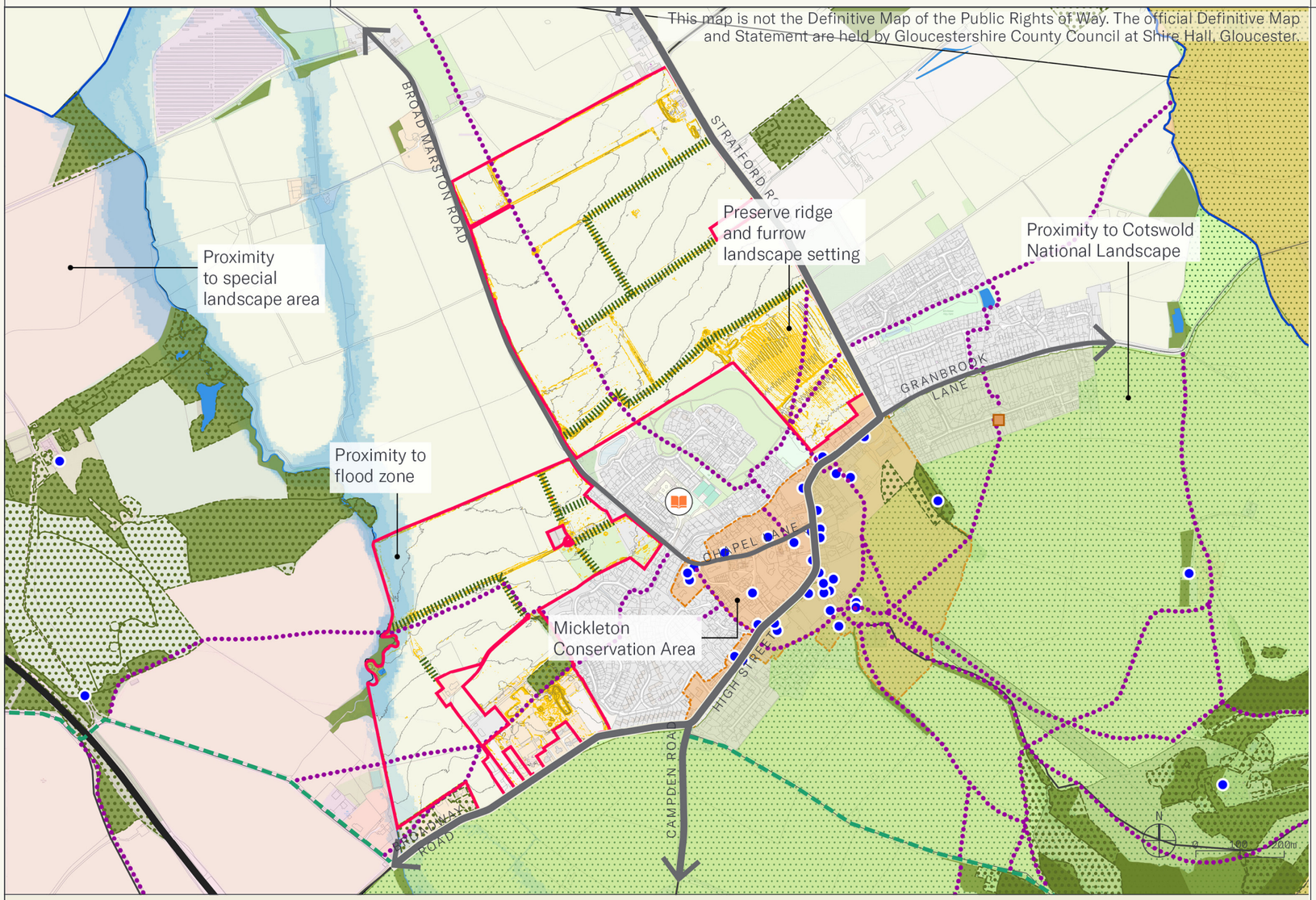
- The employment area identified on the Illustrative Concept Framework will need to consider its adjacency and proximity to the airport and ensure it does not have a visual impact on the users through its design. In addition, it must sensitively responding to the adjacent ancient woodland and actively maintain an appropriate edge and controls to prevent impact.

Safeguarding:
- Development of, or exceeding, 91.4m in height above ground level will trigger statutory consultation requirement for aerodrome safeguarding.

Site 9

Mickleton - Land north & West of Mickleton

Site Context



- District Boundary
- Site Boundary
- Cotswold National Landscape
- Special Landscape Area
- Priority Habitat
- Woodland
- Hedgerows
- Surface Water
- Flood Zones + Climate Change
- Solar
- Slope above 1:20 gradient
- Contours
- Public Rights of Ways
- Strategic Road Network
- National Cycle Route
- Conservation Area
- Listed Building
- Primary School

Notes

This site comprises land to the north and west of Mickleton, forming a proposed strategic allocation adjoining the village on two sides. The site is bounded by Broad Marston Road to the west, close to the Norton Hall Special Landscape Area and the Cotswolds National Landscape to the east and south. The land is predominantly agricultural, crossed by a network of hedgerows, and retains areas of historic ridge and furrow earthworks.

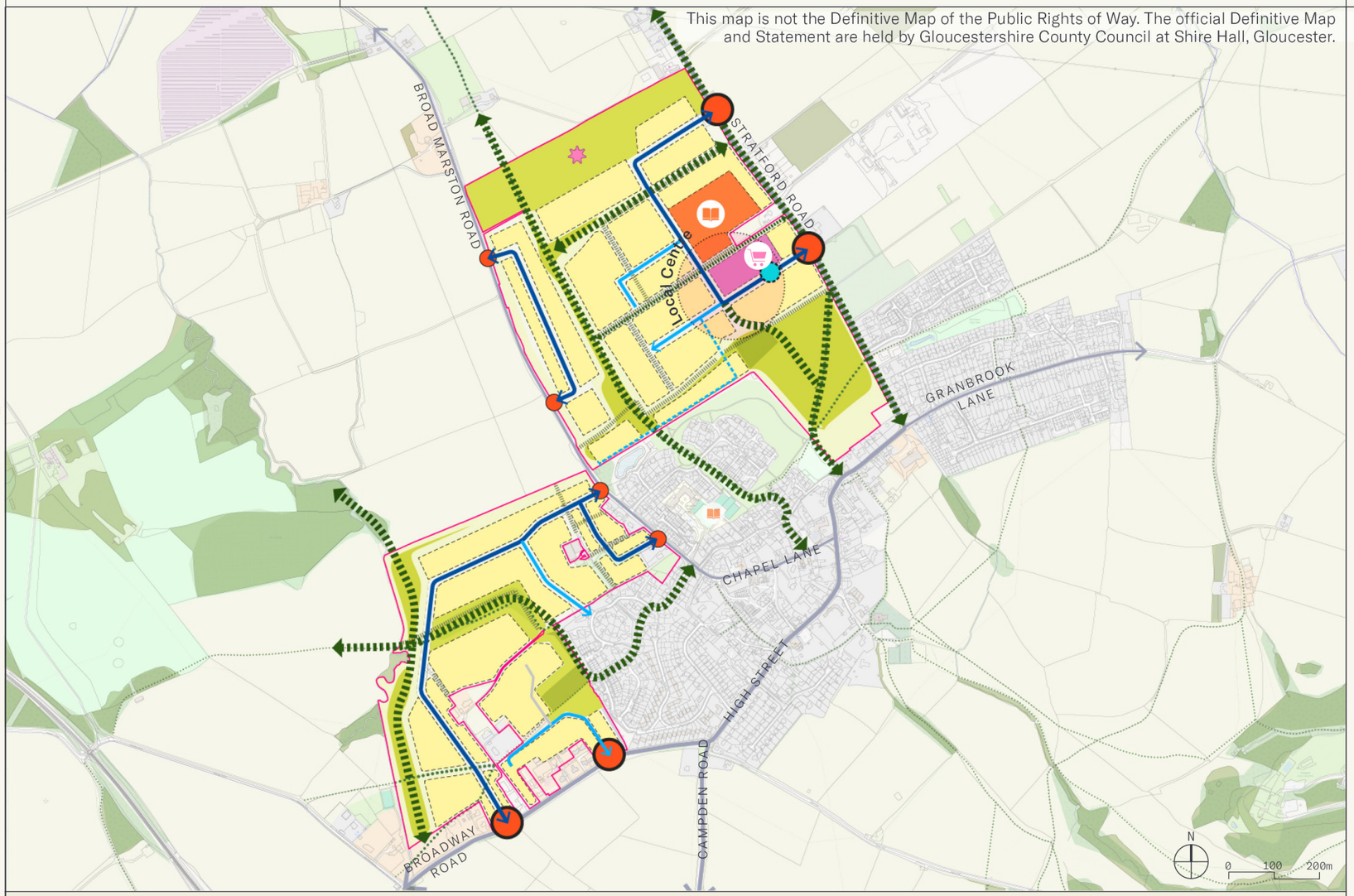
- The site adjoins the Norton Hall Special Landscape Area to the west and lies close to the Cotswolds National Landscape to the east, both of which will be a material consideration in determining appropriate scale, density and edge treatment.
- The site lies adjacent to Mickleton Conservation Area and a number of listed buildings within the village; areas of ridge and furrow within the site should be preserved as a feature of historic landscape character.
- Part of the site lies close to a flood zone associated with the watercourse to the west, which will need to inform layout, access and drainage strategy
- A network of hedgerows crosses the site and will need to be retained within any green infrastructure strategy.
- Public Rights of Way, including the Heart of England Way, cross the site and will need to be retained or diverted.
- Proximity to existing village services supports a walkable extension to the settlement.
- The retained hedgerow network and ridge and furrow features provide a basis for a landscape-led approach to layout and open space.

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Site 9

Mickleton - Land north & West of Mickleton

Illustrative Concept Framework



- Site Boundary
- Residential
- Education - Primary school
- Local centre
- Employment
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Primary road
- Secondary road
- On Plot Access
- Active travel link
- Primary access point
- Mobility hub
- Potential Location for Sports Pitches

Notes

— **Site Area:** 75.7ha

— **Illustrative Residential Capacity:** 1,238 homes

— **Local Centre:** c.0.5-1Ha

Key Land Uses:

- Residential
- Primary School (2FE)
- Local Centre
- Strategic Open Space

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Site 9

Mickleton - Land north & West of Mickleton

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Provide a development of approximately 1,250 homes, a local centre and a primary school at the core of the development with highest residential densities here, decreasing to the north and west.
- Ensure development within the south-eastern part of the site is designed around the retention of existing hedgerows and ecological features, with access arrangements minimising the number and extent of hedgerow crossings, celebration of the Heart of England way and retention of heritage assets.

Access Strategy:

- Provide independent vehicular accesses for smaller parcels to avoid impact on Broadmarston Lane.
- Provide safe and appropriate junctions and road improvements as necessary.

Movement and Public Transport:

- Carefully design active travel links through existing hedgerows to minimise ecological impacts, including keeping crossings as narrow as practicable, locating them where hedgerows are least dense, minimising lighting and incorporating measures to maintain wildlife movement and habitat connectivity.
- Improve and enhance the existing PRoW which will connect the development to Mickleton village centre, and westwards into the open countryside. Ensure both pedestrian and cycle movement is provided for.
- Provide Active Travel only connections to the public park to provide attractive active travel routes within Mickleton. At present the paths within the park are not sufficient for cycling and so upgrade of widths for a shared pathway or separate cycling routes would be required the STA estimates this would include at least 2.6km of pathway upgrades.
- Provide a Cycleway and/or Shared Pathways along Long Marston Road to facilitate segregated access to National Cycleway 5 route featuring a fully car-free travel route to Stratford-Upon-Avon, potentially coupled with targeted e-micromobility interventions.
- Support improved Bus Services between Mickleton to Moreton-in-Marsh to supplement current services offer routes to Stratford-Upon-Avon, Chipping Campden and Moreton-In-Marsh. This intervention would look at improving frequency of the current offering whilst also adding connections to Evesham in line with new population.
- Support the current reduction of Willersey Speed Limit to 20mph project and expand route treatment to Mickleton.
- Provide additional proportional contributions to the Mickleton sub area mitigation identified in the IDP.

Landscape, Open Space, Ecology and Nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Provide a landscaped edge at the northern boundary to create a landscaped buffer between the development and the surrounding open countryside.
- Utilise the Heart of England Way corridor as a key green infrastructure feature, enhanced walking and cycling connections, and contributing positively to the setting of Mickleton Conservation Area.
- Retain and incorporate the historic ridge and furrow landscape within strategic open space, protecting its heritage significance and landscape character.
- There is a continued need to ensure development responds to views to and from the Cotswold National Landscape, notably to and from Meon Hill, with large development blocks avoided. Furthermore, the setting of Norton Hall to the west will also need to be assessed as part of further application work. Impact on long views from the National Landscape can be reduced by interspersing tree planting throughout the development in public spaces.
- Development should respect the Cotswold National Landscape and its setting, notably by minimising any impact in long views through measures such as interspersing tree planting throughout the development.
- Integrate existing mature hedgerows into the landscape strategy, retaining historic field boundaries within the masterplan where possible.
- Deliver habitat creation and biodiversity enhancements within green corridors and landscape buffers, strengthening ecological connectivity with the surrounding countryside.
- Carefully consider the impact of the development on the adjacent Special Landscape Area.
- Development should respect the Cotswold National Landscape and its setting, notably by minimising any impact in long views through measures such as interspersing tree planting throughout the development. Provide a green landscape buffer to the western fringe of the development where the site.
- Incorporate the existing Public Right of Way within a green corridor running through the centre of the site, enhancing its recreational, ecological and active travel function.

Site 9

Mickleton - Land north & West of Mickleton

Design Principles

Heritage and Archaeology:

- Ensure development responds sensitively to the setting and character of Mickleton Conservation Area.

Local Centre:

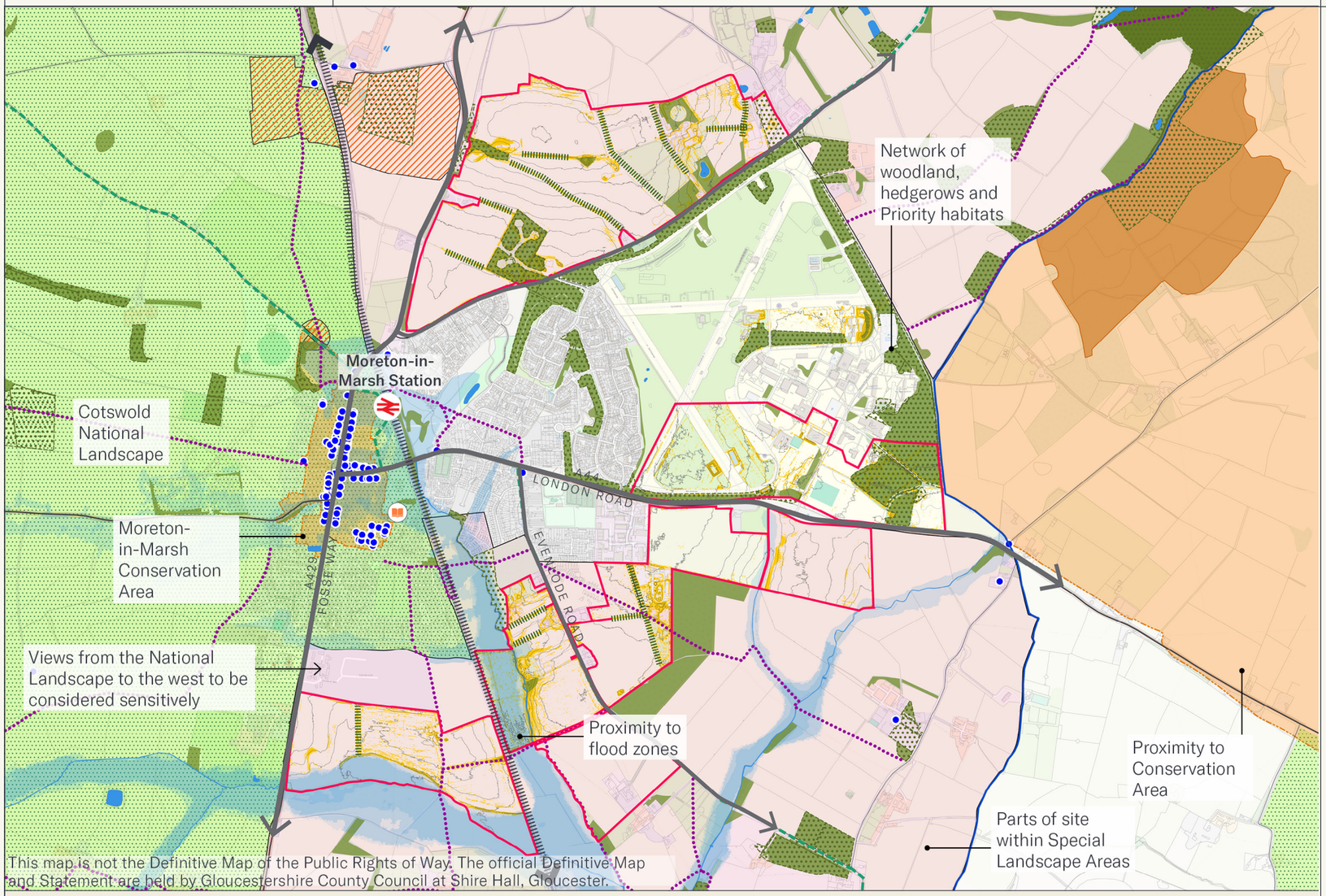
- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Town Centre and Retail Study (2026), this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Education:

- Provision of land capable of delivering a 2FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh



Site Context

Notes

This site comprises land to the east and south of Moreton-in-Marsh, forming a proposed strategic extension to the town. The site wraps around the town in separate parcels, bounded by the A429 (Fosse Way) to the west, the A44 London Road running through its centre, and the Evenlode River corridor to the south, with Moreton-in-Marsh railway station sitting centrally within the town.

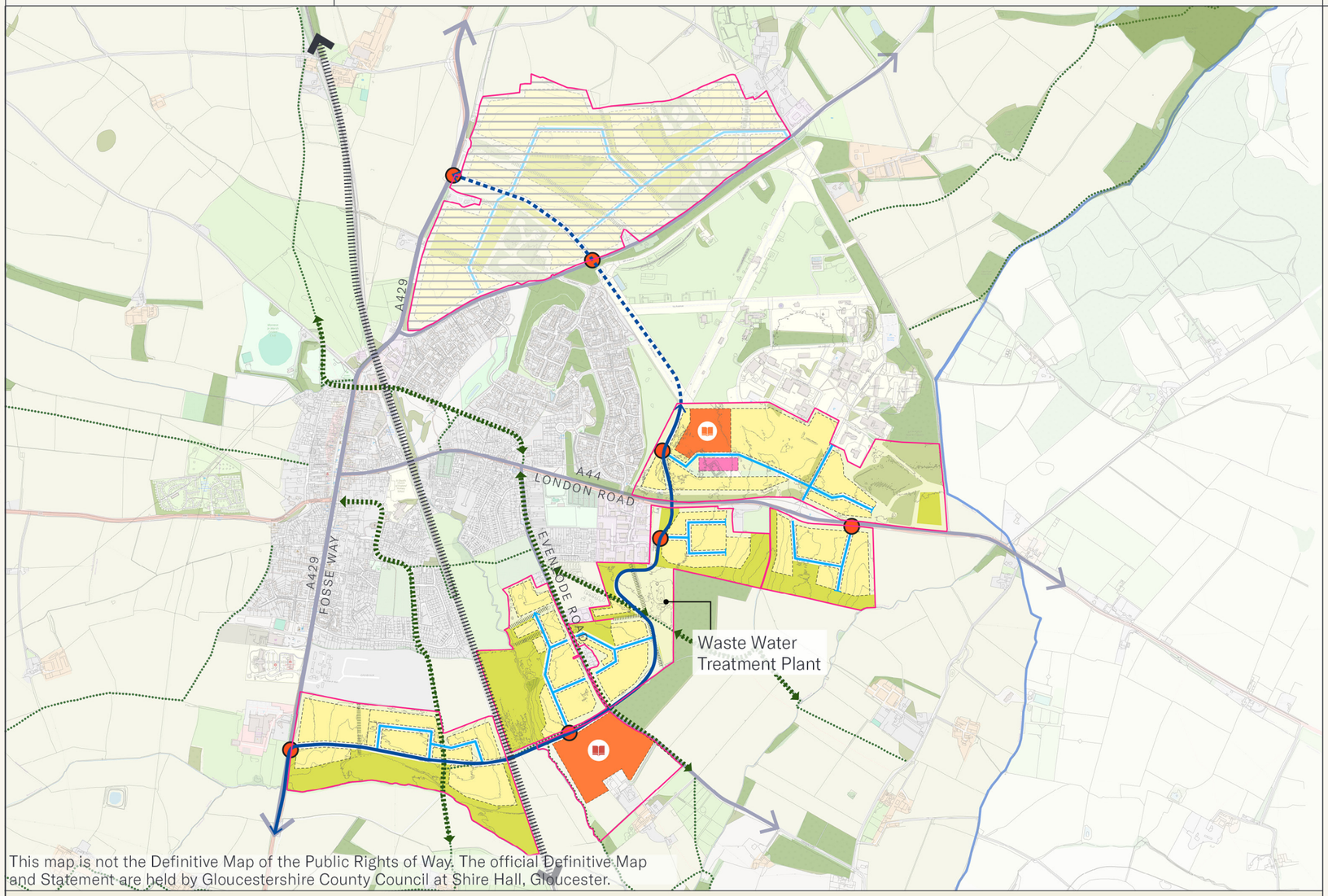
- A Scheduled Monument lies adjacent to the northern parcel and will require an appropriate buffer; the site also lies close to Moreton-in-Marsh Conservation Area and a Conservation Area to the east, both of which will need to be considered in terms of setting and approach views.
- The western edge of the site adjoins the Cotswolds National Landscape, and parts of the southern parcel fall within designated Special Landscape Areas, both of which will inform scale, density and edge treatment.
- A rich network of woodland, hedgerows and priority habitat crosses the northern parcel and will need to be retained and enhanced; a Site of Special Scientific Interest lies to the east, beyond the site boundary, and should be safeguarded from indirect effects.
- The southern parcel lies close to flood zones associated with the River Evenlode, which will need to inform layout, access and drainage strategy.
- The site is crossed by the A44 London Road and A429 Fosse Way; junction capacity and integration with the existing road network will be a key consideration given the scale of growth proposed.
- The scale and multi-parcel nature of the site offers the opportunity to deliver new infrastructure in a coordinated way across the town, consistent with Moreton-in-Marsh's role as the principal service centre for the North Cotswolds.

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Please refer to GCC's Definitive Map and Statement for Public Rights of Way.

Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh

Illustrative Concept Framework



- District Boundary
- Site Boundary
- Residential
- Education - Primary school + Secondary School
- Local centre
- Broad location for future growth
- Open space
- Buffers
- Hedgerows
- Woodland
- Public Rights of Ways
- Link Road
- Link road - future delivery
- Secondary road
- Active travel link
- Railway
- Primary access point

Notes

— **Site Area:** 135.3ha (Excluding broad location in the North)

— **Illustrative Residential Capacity:** 2,217 (including 195 consented homes)

— **Local Centre:** c.1Ha

Key Land Uses:

- Residential
- Primary School (3FE)
- Secondary School (6FE)
- Local Centre
- Strategic Open Space

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Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh

Design Principles

The Comprehensive Masterplan:

- The allocation should be developed comprehensively and collaboratively across the different land ownerships to deliver a cohesive and coordinated high-quality development. As set out in the policy requirements, a Comprehensive Masterplan, using the Illustrative Concept Framework and IDP as a starting point, will be required ahead of the determination of the first application on site, supported by more detailed masterplanning across the full allocation and supported by detailed infrastructure phasing and feasibility work.

Framework:

- Deliver a residential-led mixed-use development comprising of approximately 2,220 homes, education facilities, employment uses, local centres and strategic open space.
- Deliver a comprehensive urban extension to the eastern and southern edges of Moreton-in-Marsh.
  Deliver a strategic link road to support development, provide access to new neighbourhoods and reduce impact on the existing highway network.
- The Illustrative Concept Framework includes the proposed secondary school on a specific parcel given its sensitivity and ability to be mitigated by providing the building to the north of the plot with associated play pitches provided to the south to lessen the impact of the allocation.
- Although not allocated in this plan, proposals should not fetter the future delivery of the broad location for growth located to the north of Moreton-in-Marsh.
- Focus higher density development around local centres, education facilities and key public transport corridors to support the delivery of strategic infrastructure.

Access Strategy:

- Strategic link road connecting development parcels and forming the principal access route for all new development.
- Ensure development is phased alongside delivery of the link road and associated infrastructure.
- Ensure link road is safeguarded to allow broad location for future growth.
- Minimise traffic impacts on the existing highway network through the provision of new strategic connections.

Movement and Public Transport:

- Deliver enhanced walking and cycling connections between development parcels, schools, local centres and Moreton-in-Marsh town centre, including improving active travel infrastructure along London Road and key routes into the town.
- Ensure development is integrated with public transport services and supports sustainable travel choices.
- An LTN1/20 compliant route is required from Moreton-In-Marsh to Bourton-on-the-Water via Stow-in-the-Wold. This route can either be in the form of a segregated addition to the Fosse Road or along the routes identified in the GCC countywide LCWIP (Evenload Road-Chapel Street-Ex railway alignment).
- Moreton-in-Marsh New Road South eastern portion of the link road around Moreton-in-Marsh to the East is required move through traffic and development traffic away from currently constrained double roundabout. In order to remain in line with the vision to not induce increased car use this should include a wider array of measures including the potential to be car capacity neutral by e.g. pedestrianising or semi-pedestrianising the high street as set out in the Moreton-in-Marsh feasibility study. The current delivery mechanism for the proposed link road is the coordination, via the Comprehensive Masterplan, of a detailed route and its phased delivery by the landowners, with the route also providing the primary access route for the proposed residential areas. The route shown on the Illustrative Concept Framework is indicative and will need to consider its exact routing to align with available land.
- A quiet street and infrastructure approach to delivering a car-lite route from Moreton-In-Marsh to Chipping Campden is required, largely formed of upgrades the current 442 national cycle route and could include closure/one-way/speed treatments on one leg of the triangle near Batsford, work on the crossing at station road and lanes or shared pathways along areas of the road that can facilitate it. Alternatively a route could be pursued through upgrading of Rights of Way footpaths along the railway line via Paxford.
- A Moreton-In-Marsh to Shipston-on-Stour Cycleway Greenway, utilising the verge to make a shared pathway along Todenham Street and joining to an upgraded Bridleway to Shipston-on-Stour is required.
- The amount of additional traffic from developments along the route means that cycling on National 48 and the 442 cycle routes is likely to become unsuitable for most people. It is likely that to remain suitable some form of segregation is likely to be required, potentially in combination with limiting speeds along the roads to 20mph as well with measures to decrease or reroute traffic.
- Support the upgrades to the facilities of the Moreton-in-Marsh Station in line with predicted increases in patronage, including better active travel connections into the development sites.
- Upgrade the traffic-free paths through Blenheim Meadow to be suitable for cycling, including widening and removing barriers/gates will allow the developments further away from the centre to use cycling to access the town centre and railway station.
- The A44 Corridor Active Transport Route from the edge of Fire Service College Site to High Street roundabout on A44 requires a combination of measures including a shared pathway or pathway and cycleway up to the junction with Evenload Road.
- Footpaths HMM8 and HMM18 require upgrades to be a shared green way to provide onwards routing in a low traffic environment, facilitating traffic free travel from southern sites to town services.
- Support BRT Route C09/C08 from Moreton-in-Marsh to Cheltenham as set out in the STA.

Site 10

Moreton-in-Marsh - Land north, east and south of Moreton-in-Marsh

Design Principles

- Provide a Moreton-in-Marsh Transport Hub, parking and road space reallocation. This will involve moving the predominant parking away from the High street to free up capacity on the road for other uses including any road adjustments required and a higher focus on placemaking activities and improved Active Travel facilities.
- Provide additional proportional contributions to the Moreton-in-Marsh sub area and district wide mitigation requirements identified in the IDP.

Landscape, ecology and nature recovery:

- Hedgerows on site have the potential to qualify as important hedgerows, support priority nesting bird species and provide heritage value; as such, appropriate buffers should be maintained between active travel routes and adjacent hedgerows, typically around 5 m in width and informed by application stage survey work, with loss kept to a minimum required to deliver the allocation.
- Retain and strengthen green corridors and landscape buffers between development parcels to maintain a legible settlement structure.
- Protect and enhance Priority Habitat features, including woodland, orchards and riparian corridors, as part of an interconnected green infrastructure network.
- Utilise landscape structure to break up larger areas of development and create distinct neighbourhoods and integrate SuDS and open space as multifunctional landscape features.
- Provide a sensitive landscape treatment to the allocation edges and respond sensitively to views to and from the Cotswolds National Landscape and surrounding Special Landscape Areas. As part of wider consideration of views from the National Landscape to the west, green corridors and open space in areas between Fosse Way and Evenlode will be particularly important to ensure views are filtered. Areas to the south of Evenlode Road have been assessed as highly sensitive and landscape mitigation in this area will be particularly important.

Heritage and Archaeology:

- Ensure development responds sensitively to the setting of the Cotswolds National Landscape and surrounding valued landscapes.
- A comprehensive archaeological evaluation shall be undertaken to inform the design and layout of development within the south-western part of the allocation.
- Existing mature planting shall be retained and enhanced within the south-western part of the allocation to protect the setting of Batsford Park. A gradual landscape buffer shall also be provided along the southern extent of the site.

Education:

- Provision of land capable of delivering a 3FE primary school and contributions towards its delivery as agreed with the Local Education Authority.
- Provision of land capable of delivering a 6FE Secondary school and contributions towards its delivery as agreed with the Local Education Authority. This will provide mitigation for growth across the Cotswold North area and proportional contributions will be pooled from qualifying development to support its delivery.
- The location of the proposed primary school should align with GCC's school design requirements, agreed at the pre-application stage, as less suitable sites are likely to increase assumed delivery costs.

Local Centre:

- Provide a local centre of approximately 0.5-1ha of local centre uses at the heart of the development. In line with the Retail study, this should seek opportunities to provide retail, community and service uses an a locally appropriate scale that support the day-to-day needs of residents.

Safeguarding:

- Development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily will trigger statutory consultation requirement.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

1. The Site Development Templates for the non-strategic site allocations form an important part of the Local Plan. They provide a clear framework for shaping development on each site and play a key role in informing viability assumptions and indicative site value expectations. By establishing the principal requirements at an early stage, the templates offer transparency for applicants and help to ensure that proposals are grounded in realistic and policy-compliant assumptions.

2. The requirements set out in each brief are not exhaustive. They identify the core matters that must be addressed, but they do not replace the need to respond to the wider Local Plan, supplementary guidance, or any site-specific technical evidence. Additional considerations may emerge through detailed design, further assessment, or engagement with statutory bodies, stakeholders and the local community.

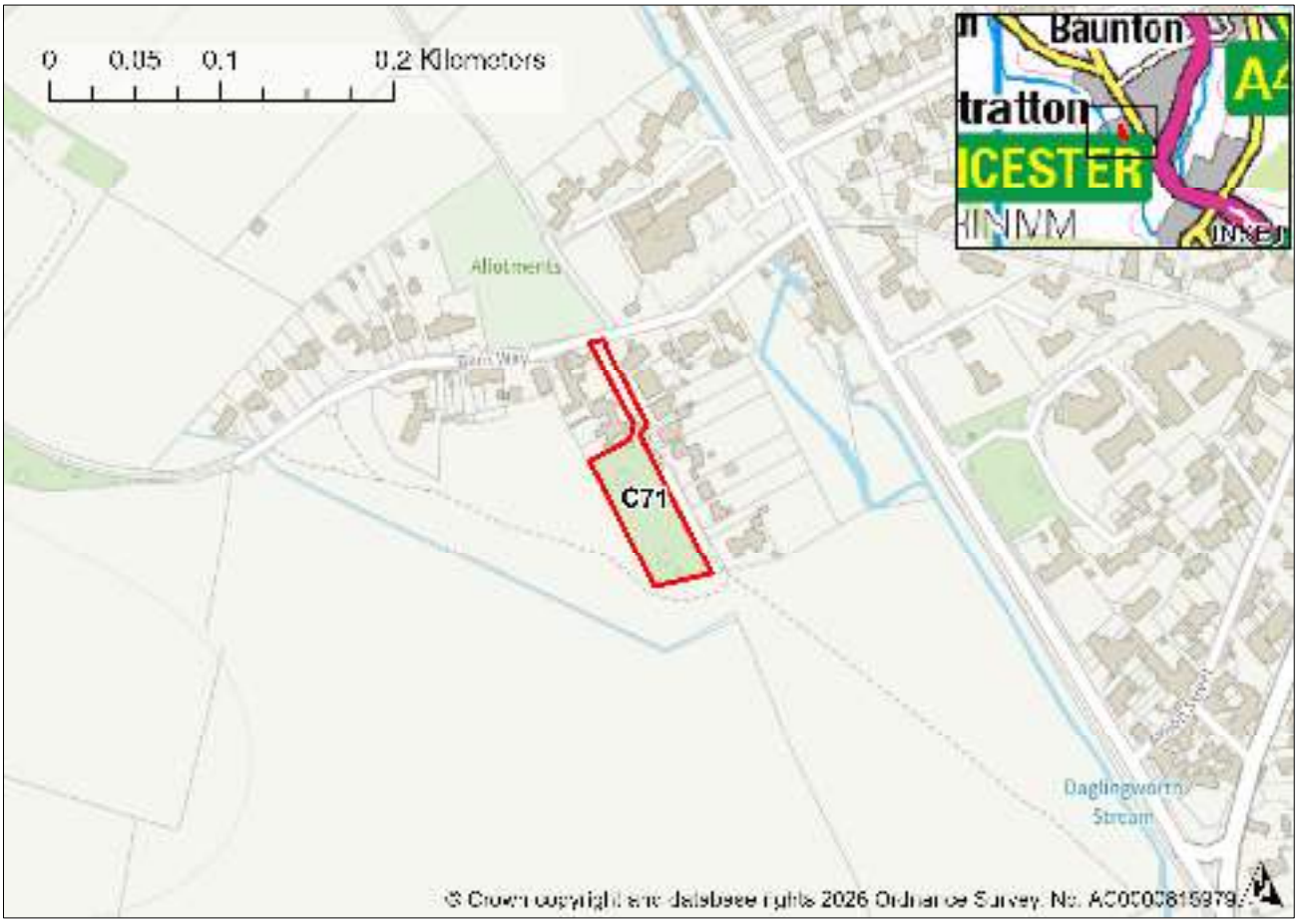
3. While the briefs establish a consistent design framework, there may be circumstances where well-justified alternative approaches can be supported. Any such alternative must clearly demonstrate that it delivers outcomes equal to or better than those envisaged in the brief, particularly in relation to settlement character, landscape sensitivity, environmental performance and overall placemaking quality. Proposals that depart from the brief must provide robust and proportionate evidence.

4. Although the Local Plan should be read as a whole, particular attention must be paid to the Cotswold Design Code. The Site Development Templates in this appendix do not duplicate or supersede the Design Code; they must be interpreted alongside it. Development proposals will be expected to demonstrate compliance with both the Design Code's district-wide requirements and the site-specific principles contained within each brief.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

NON-STRATEGIC SITE ALLOCATIONS IN THE CIRENCESTER AND VILLAGES AREA

Cirencester: Land adjacent to Donside, off Barn Way (ref: C71)



Site Area: 0.3 hectares

Proposed Uses: Residential (around 10 homes)

Development requirements:

Landscape Integration and Green Infrastructure

i. A green infrastructure buffer must be provided along the southern and western boundaries of the site to ensure appropriate integration with the wider landscape and to create a sensitive transition between built development and the adjoining open countryside.

ii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS), woodland tree planting to help minimise flood risk and areas of accessible natural greenspace.

Flood Risk

iii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment and drainage strategy. The application must show how the Flood Risk Assessment has informed the site design and layout. It must also include measures to ensure that the access to Barn Way is achievable during a flood event.

Design and Layout

iv. Development must be designed to provide active and positive frontages onto Donside, contributing to local character and natural surveillance.

Access and Movement

v. The existing Public Right of Way along Donside must be retained and enhanced as part of the development, ensuring continued accessibility and improved user experience.

Historic Environment

vi. Any planning application for the site must be supported by a comprehensive archaeological evaluation to inform the design and layout of development.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Cirencester: Land west of Gardner Way (ref: C81B)



Site Area: 1.1 hectares

Proposed Uses: Residential (around 31 homes)

Development requirements:

Landscape Integration and Green Infrastructure

i. A central green infrastructure corridor must be established running north–south through the site, broadly aligned with the existing transmission towers, where built development will not be appropriate.

ii. This corridor should provide landscape structure, multifunctional green space, and opportunities for biodiversity enhancement.

iii. An appropriate green buffer must be provided adjacent to the balancing pond to the north-west of the site, ensuring its function, setting and ecological value are protected and enhanced where possible.

Access and Movement

iv. The existing east–west footpath that connects residential areas on either side of the site must be retained and enhanced, with improvements to its setting, legibility and user experience.

v. Direct pedestrian and cycle access must be provided onto London Road (A417) via the southern boundary.

Design and Layout

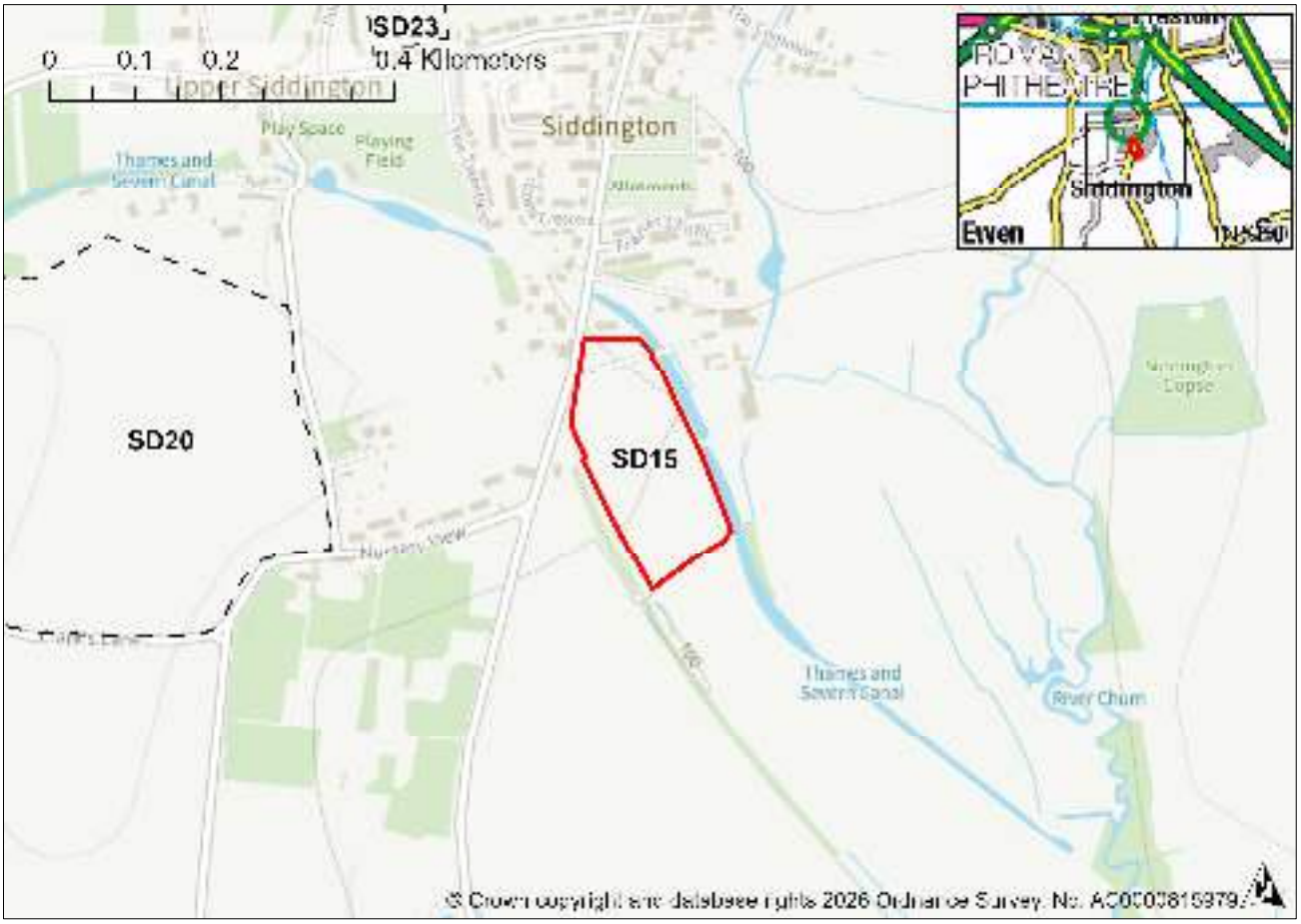
vi. Development must provide a positive and active frontage onto London Road, creating a high-quality gateway into the site that reflects the prevailing local street character.

Land Contamination

vii. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Siddington: Plummers Farm, east of Ashton Road (ref: SD15)



Site Area: 3.2 hectares

Proposed Uses: Residential (around 35 homes)

Development requirements:

Landscape Integration and Green Infrastructure

i. Existing hedgerows within the site and along its boundaries must be retained, reinforced with new tree planting and integrated into the layout as key landscape features, contributing to local character and enhancing wildlife connectivity.

ii. A robust green infrastructure buffer must be provided along the eastern boundary adjacent to the canal corridor to protect and enhance biodiversity, the footpath, and its setting and to reduce flood risk. This buffer must incorporate Sustainable Drainage Systems (SuDS), woodland tree planting and areas of accessible natural greenspace.

iii. A further green infrastructure buffer must be established alongside the former railway line (priority habitat) to minimise impacts on biodiversity and provide opportunities for enhancement. This may include SuDS and accessible natural greenspace.

iv. The hedgerow along the south-eastern boundary must be strengthened to improve habitat connectivity between the canal corridor and the former railway line.

Biodiversity and Ecology

v. Opportunities must be taken to enhance the ecological value of the adjacent canal corridor priority habitat (Local Site – Nature Conservation) as part of off-site biodiversity enhancements, including biodiversity net gain, unless it can be robustly demonstrated that this is not feasible.

vi. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

vii. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Design and Layout

viii. Development must retain sufficient land within the site to safeguard the potential future restoration of the canal.

ix. A high-quality frontage onto Ashton Road must be provided, creating an appropriate gateway to Siddington that reflects the rural character of the surrounding landscape.

Access and Movement

x. Vehicular access to the site must be carefully designed to minimise impacts on The Greyhound, a listed building.

xi. Existing roadside trees and hedgerows must be retained and reinforced, with access arrangements making use of existing highway access points where possible. Visibility splays must be minimised, and any loss of trees or hedgerows must be mitigated through replacement planting along the frontage.

Water management

xii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

xiii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

xiv. Development proposals must conserve the significance and rural setting of The Greyhound listed building, including retaining a buffer of green space along the road.

xv. The site design must reflect the significance of the old canal as a non-designated heritage asset.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Siddington: Land east of Siddington Road and west of Bluebell Drive (ref: SD17)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 5 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A green infrastructure buffer (including woodland planting) must be provided along the southern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

ii. The buffer must incorporate biodiversity enhancements and appropriate screening or filtering of views from Siddington Church and other listed buildings. It may also include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

iii. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land).

Infrastructure and Constraints

iv. Adequate stand-off distances and clearances must be maintained beneath overhead cables to meet maintenance, safety, and regulatory requirements, and these areas should be integrated positively within the layout.

Biodiversity and Ecology

v. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk

vi. Built development must be restricted to areas of the site located outside Flood Zones 2 and 3.

vii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

viii. Any planning application must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

ix. Development proposals must conserve and, where possible, enhance the setting and significance of Siddington Church (listed building) and the other nearby listed buildings.

x. Development must be limited to the north and east of the site in order to limit the extension of the settlement edge and allow the continued rural feel of views towards the church along the roadside.

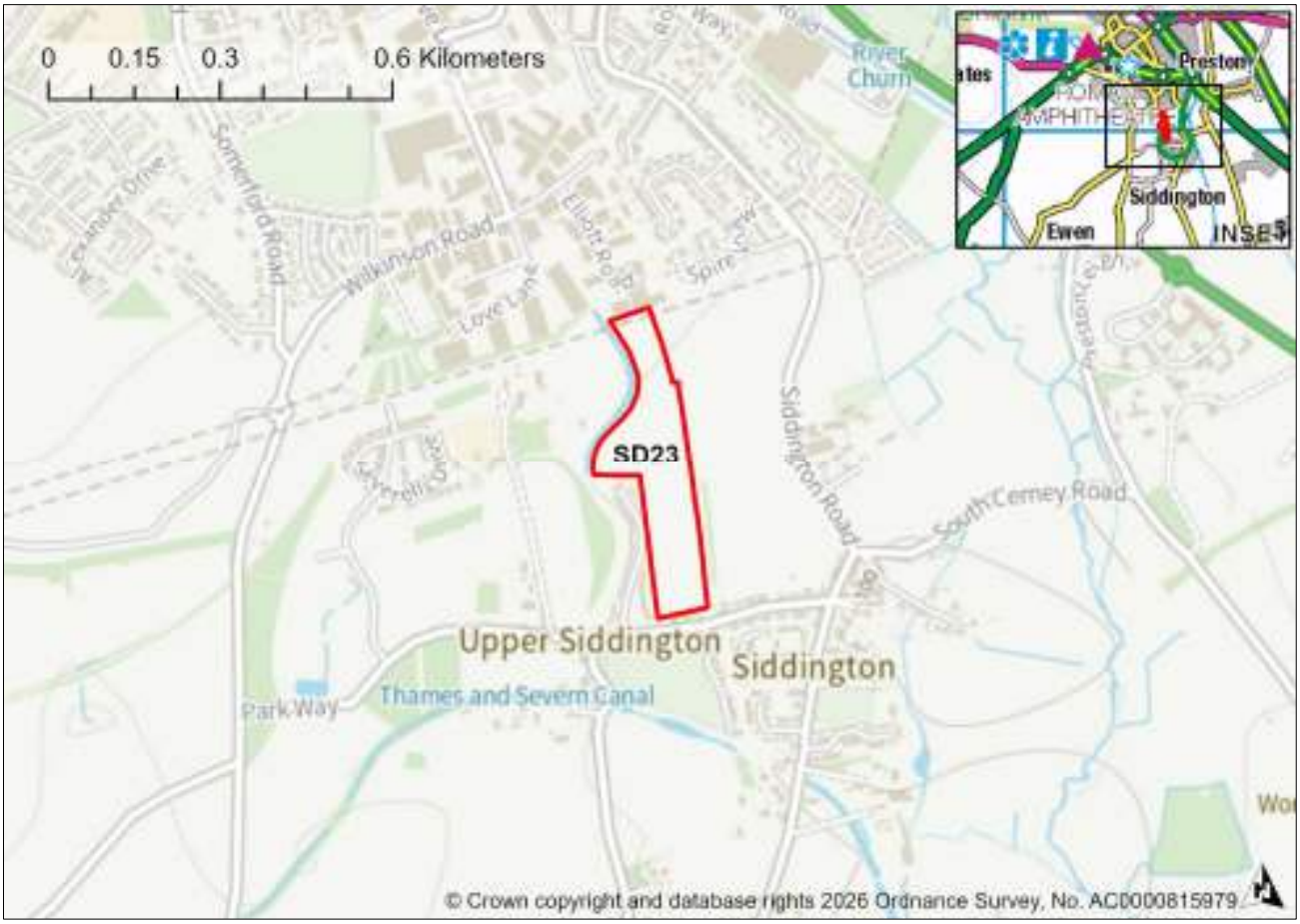
xi. New development should comprise mainly detached or semi-detached buildings that mirror the character of the existing settlement, with building heights restricted to respect the low-level town skyline and help preserve views between the town and the surrounding landscape.

xii. The use of local vernacular materials and building designs, including limiting building heights and using stone walls along plot boundaries, must be utilised to retain some of the rural character and integrate built development into the settlement edge.

xiii. The rural character of the site must also be retained through the retention, maintenance and enhancement of the existing hedgerows and trees that form part of the boundaries of the site.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Siddington: Land between disused canal and disused railway line, north of Park Way (ref: SD23)



Site Area: 5.7 hectares

Proposed Uses: Residential (around 22 homes)

Development Requirements:

Access and Movement

i. Vehicular access to the site must be taken from Pound Close. (Vehicular access from Siddington Road will not be supported, to protect ecological connectivity along the former railway corridor and to preserve the rural character of Siddington Road and the setting of associated listed buildings.)

ii. Public Rights of Way within the site, including Siddington Footpath 3, must be retained, enhanced and integrated into the development, with their rural character preserved and improved where possible.

Design and Layout

iii. Built development (housing) must be restricted to the southern part of the site, located to the south of the east–west Public Right of Way (Siddington Footpath 3), with the northern areas forming part of the green infrastructure of the site.

Landscape Integration and Green Infrastructure

iv. Wide and robust green infrastructure corridors must be established along the alignment

of the disused canal and the former railway line. These corridors must safeguard sufficient land for the potential future restoration of the canal; provide substantial biodiversity enhancements; incorporate accessible natural greenspace, and retain and enhance the setting of Public Rights of Way. Sustainable Drainage Systems (SuDS) may be incorporated where appropriate.

v. A green infrastructure buffer must be retained along the northern part of the site to prevent the coalescence of settlements and to accommodate maintenance access and regulatory requirements associated with overhead cables.

vi. Existing hedgerows and trees within the site must be retained and integrated into the layout as key landscape features, contributing to local character and enhancing ecological connectivity.

vii. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

Flood Risk

viii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Land Contamination

ix. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Biodiversity and Ecology

x. Opportunities must be taken to enhance the ecological value of the adjacent canal and railway corridors as part of off-site biodiversity enhancements, including biodiversity net gain, unless it can be robustly demonstrated that this is not feasible.

xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

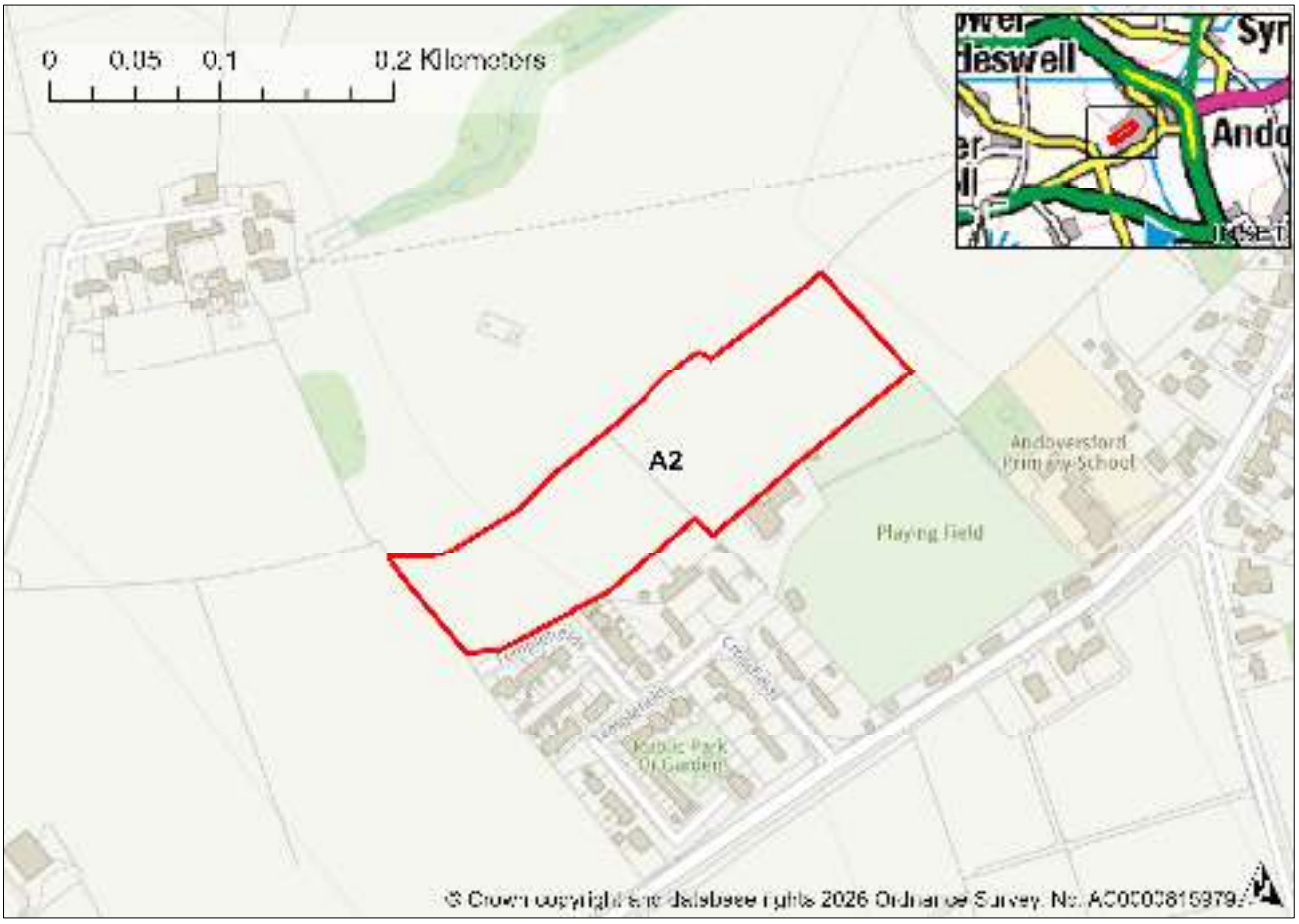
Historic Environment

xii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

NON-STRATEGIC SITE ALLOCATIONS IN THE SOUTH COTSWOLD AREA

Andoversford: Land north-west of Templefields (ref: A2)



Site Area: 2.3 hectares

Proposed Uses: Residential (around 52 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. Robust green infrastructure buffers must be provided along the northern, western and eastern boundaries of the site to ensure a sensitive transition and integration between built development and the wider landscape and to protect the settings of nearby listed buildings.

ii. The buffers must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Access and Movement

iii. Improved off-road pedestrian and cycle connections must be provided between the site and key local destinations, including Andoversford village centre, the school, the community centre, and the wider Public Rights of Way network.

iv. Appropriate traffic management measures must be implemented within the existing Templefields estate to ensure highway safety and to mitigate the impacts of development traffic.

v. Development must be designed to avoid rear boundaries backing onto Templefields Road where it adjoins the site. Instead, dwellings must provide a positive frontage to the road, contributing to natural surveillance and local character.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Coln St Aldwyns, Hatherop and Quenington: Former Godwin Pumps factory Springfield Road, Quenington (ref: R591)



Site Area: 1.7 hectares

Proposed Uses: Residential (around 47 homes)

Development Requirements:

Access and Movement

i. The site layout must provide a continuous pedestrian and cycle route through the site, linking Coneygar Road and Springfield Road. This connection must be safe, direct, and well-integrated into the wider active travel network.

Land Contamination

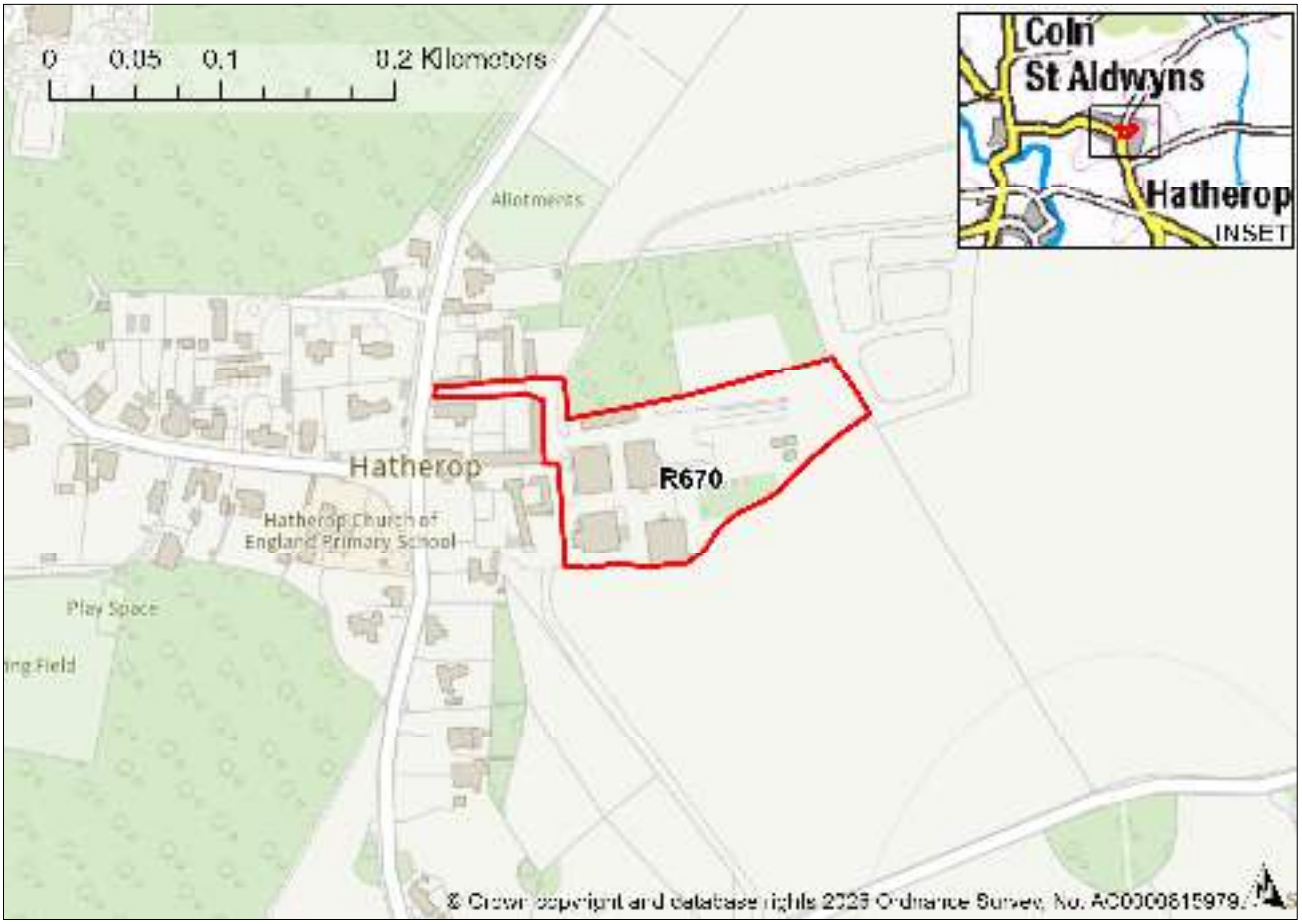
ii. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Landscape Integration and Green Infrastructure

iii. A green infrastructure buffer must be established along the southern and south-western parts of the site and the tree belt along the western boundary must be retained to provide landscape mitigation and a sensitive transition to adjoining areas.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Coln St Aldwyns, Hatherop and Quenington: Glebe Farm Yard, Hatherop (ref: R670)



Site Area: 1.4 hectares

Proposed Uses: Residential (around 12 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A robust green infrastructure buffer must be established along the northern boundary of the site to protect and enhance the adjacent priority habitat woodland.

ii. Green infrastructure must also be delivered to the eastern and southern parts of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.

iii. These areas must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Design and Layout

iv. Built development must be restricted to the western part of the site, not extending east beyond the extent of the large modern agricultural buildings to minimise landscape and visual impacts.

v. The existing stone barns on the site must be retained and proposals should seek to secure their conversion to appropriate and viable uses, contributing positively to the character of the development.

Land Contamination

vi. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Access and Movement

vii. Vehicular access to the site must be carefully designed to ensure that there are no adverse impacts on the adjacent listed buildings or the character and appearance of the Conservation Area.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Fairford: Land south-east of Fairford (ref: F20A)



Site Area: 5.8 hectares

Proposed Uses: Residential (around 55 homes)

Development Requirements:

Access and Movement

i. Vehicular access must be provided from Trubshaw Way.

ii. Off-road pedestrian and cycle connections must be enhanced between the site, Fairford town centre, the rural areas of the Cotswold Water Park, and the wider Public Rights of Way network.

iii. The footpath along the northern boundary of the site must be retained, enhanced, and integrated into the site's green infrastructure framework, with improvements to its setting and user experience. Its significance as a non-designated heritage asset (The Fieldway) must be enhanced and better revealed.

Landscape Integration and Green Infrastructure

iv. A robust green infrastructure buffer must be provided along the southern and eastern boundaries of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside. A substantial area of greenspace must also be retained at the western end of the site to maintain the

agricultural character of this area and preserve the setting of (and views into and out of) the Conservation Area and nearby listed buildings.

v. The buffer must incorporate biodiversity enhancements, particularly reflecting and complementing habitats associated with the nearby Site of Special Scientific Interest, and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

vi. Opportunities must be taken to utilise land to the south of the site (within the adjoining field) to deliver additional green infrastructure and biodiversity enhancements, unless it can be robustly demonstrated that this is not feasible.

Biodiversity and Ecology

vii. Development must enhance and create wildlife linkages and habitats within the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.

viii. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats and to support habitats suitable for species for which the site has potential to be functionally-linked land.

ix. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the adjacent Site of Special Scientific Interest (SSSI).

x. Appropriate access management measures and enhancements must be delivered in relation to the adjacent SSSI to mitigate the effects of increased recreational pressure arising from the development.

xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Historic Environment

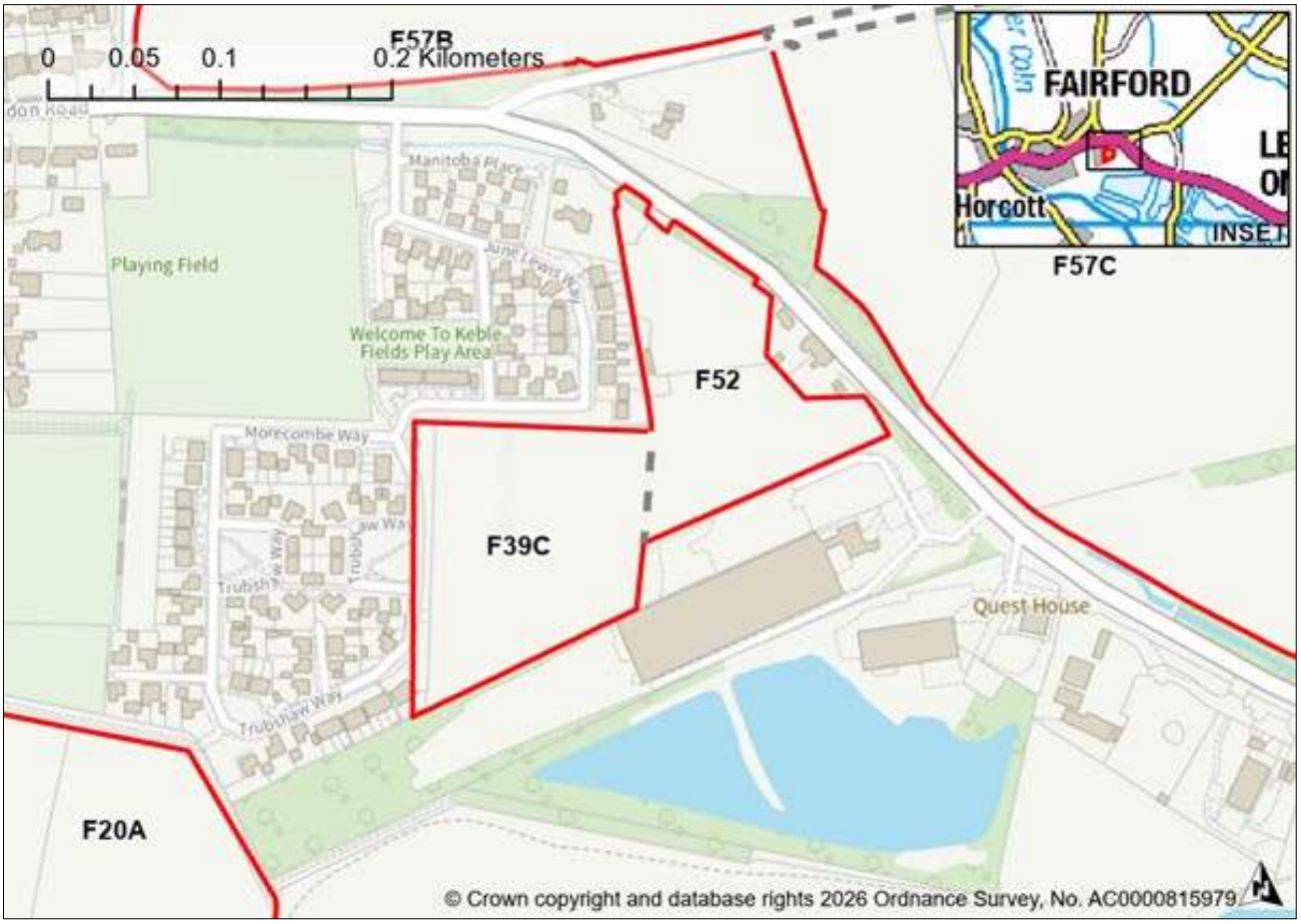
xii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

xiii. The site design must respect the setting of the adjacent Conservation Area to the north; the rural setting of Morgan Hall and other nearby listed buildings; and non-designated heritage assets such as the Fieldway and the cropmarks within the site.

xiv. Building heights must be restricted to respect the low level town skyline and help preserve views between the town and the surrounding landscape.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Fairford: Land west of Terminus Cottage and Station Cottage (ref: F39C / F52)



Site Area: 3.3 hectares

Proposed Uses: Residential (around 30 homes)

Development Requirements:

Access and Movement

i. Vehicular access must be provided via Trubshaw Way.

ii. Pedestrian and cycle connections must be delivered to link the site with the adjoining development to the west, ensuring good permeability and integration with the wider area.

Design and Layout

iii. Built development must be restricted to the south-western field (F39C), to protect the setting of nearby non-designated heritage assets and the hedgerow between F39C and F52.

iv. The existing hedgerow separating fields F39C and F52 must be retained and strengthened as a key landscape feature.

v. Development must provide positive and active frontages onto Trubshaw Way and Morecombe Way, contributing to natural surveillance and a high-quality street environment.

Landscape Integration and Green Infrastructure

vi. Field F52 must be retained as green infrastructure, incorporating biodiversity enhancements, Sustainable Drainage Systems (SuDS), and areas of accessible natural greenspace.

vii. A green infrastructure buffer must be provided along the eastern boundary of the site to deliver visual and noise screening from adjacent employment uses.

Biodiversity and Ecology

viii. Development must enhance and create wildlife linkages and habitats within the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.

ix. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats and to provide habitats suitable for species for which the site has potential to be functionally-linked land.

x. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby Site of Special Scientific Interest (SSSI).

xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water management

xii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

xiii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Fairford: Land at Totterdown Hill, Horcott (ref: F53A)



Site Area: 12.8 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Access and Movement

xiv. Vehicular access to the site must be taken from the adjacent private road to the west. If it can be robustly demonstrated that this is not feasible, an alternative access may be provided from Horcott Road.

xv. Existing roadside trees and hedgerows must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any loss of vegetation must be mitigated through replacement planting.

xvi. Off-road pedestrian and cycle connections must be enhanced between the site, Fairford, the Cotswold Water Park, and the wider Public Rights of Way network.

Design and Layout

xvii. Built development must be restricted to the northern two fields of the site to minimise landscape and visual impacts.

xviii. Development must provide a positive and active frontage onto Horcott Road, creating a high-quality gateway that reflects the rural character of the area.

Landscape Integration and Green Infrastructure

xix. A robust green infrastructure framework must be established across the southern, western and eastern parts of the site to ensure integration with the wider landscape and to provide a sensitive transition to the open countryside.

xx. This framework must incorporate biodiversity enhancements, particularly reflecting and complementing habitats associated with the nearby SSSI and to create habitats suitable for species for which the site has potential to be functionally-linked land.

xxi. This framework must also incorporate public access, including footpath linkages to the surrounding countryside and areas of accessible natural greenspace. Sustainable Drainage Systems (SuDS) may be integrated within these green infrastructure areas where appropriate.,

Biodiversity and Ecology

xxii. Development must enhance and create wildlife linkages and habitats across the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats.

xxiii. Appropriate access management measures and enhancements must be delivered in relation to the adjacent SSSI to mitigate the effects of increased recreational pressure.

xxiv. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby SSSI.

xxv. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Water management

xxvi. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout, including utilisation of the south-western area at risk of surface water flooding as green openspace.

Historic Environment

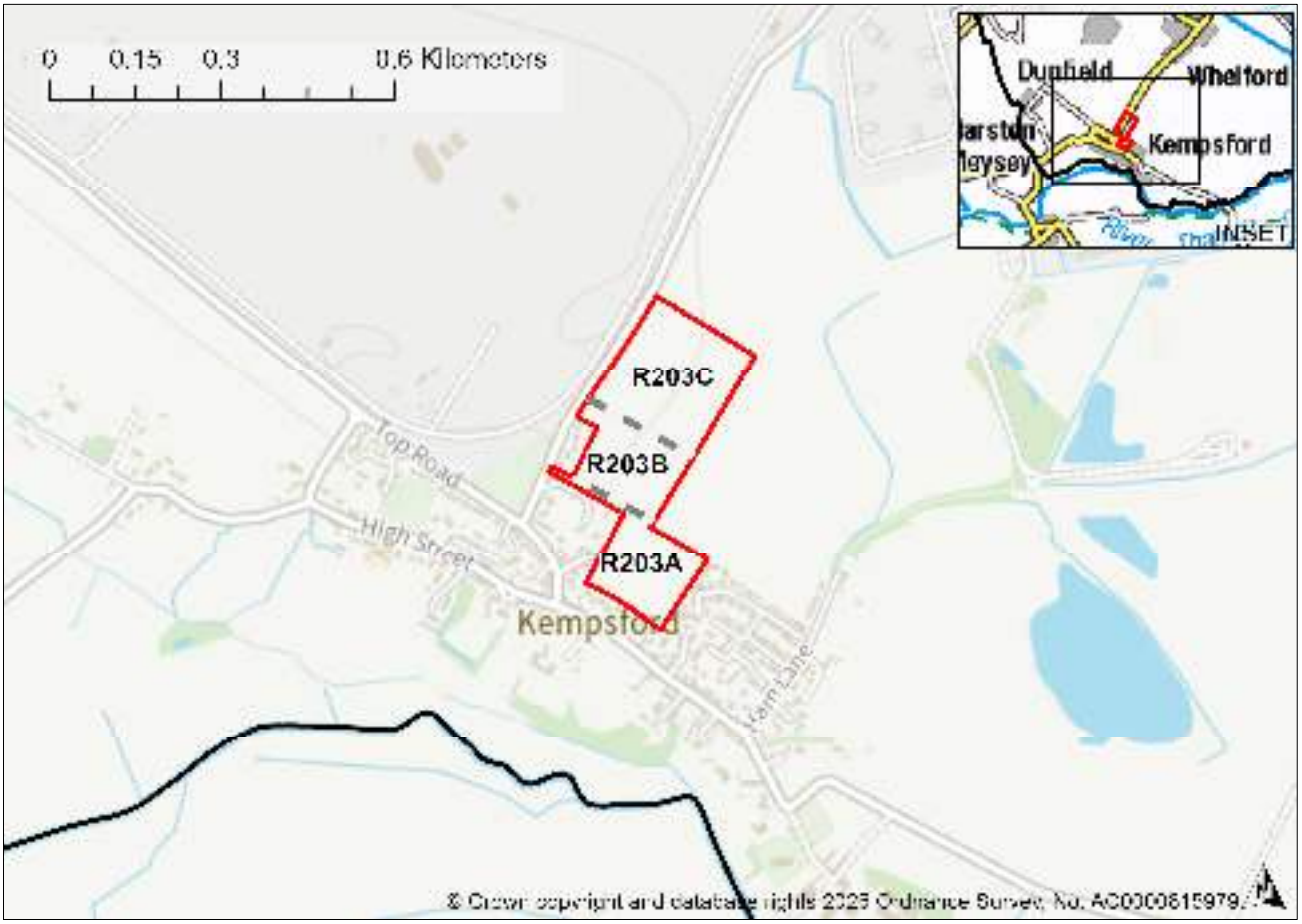
xxvii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

xv. The site design must respect the wider rural setting of nearby listed buildings Bailiffs Cottage, Horcott House and Horcott Farmhouse.

xvi. The layout must avoid or limit development in the north-eastern part of the site, retain and strengthen boundary planting along Horcott Road, preserve existing field boundaries

where feasible, limit building heights, and use low-density development, appropriate materials and building designs that are in keeping with the local vernacular.

Kempsford: Land to rear of the Knoll, Whelford Road (ref: R203A, R203B, R203C)



Site Area: 9.4 hectares

Proposed Uses: Residential (around 149 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Whelford Road, creating a high-quality entrance to the village that reflects the rural character of the area.

ii. Built development must be excluded from the Inhabited Building Distance (IBD) within the north-western part of parcel R203C.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the northern and eastern boundaries of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. This buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Biodiversity and Ecology

v. Development must enhance and create wildlife linkages and habitats across the site as part of a comprehensive green infrastructure framework, including the retention and planting of species that support pollinators, recognising that the southern part of the site lies within a B-Line network.

vi. Any habitat creation or enhancement measures must be carefully designed to ensure they do not increase the risk of bird strike, having regard to the proximity of RAF Fairford.

Amenity and Environmental Considerations

vii. Noise mitigation measures must be incorporated into the design and layout of development, including building orientation and fabric, to address impacts arising from the proximity of RAF Fairford.

Community Infrastructure

viii. Allotments must be provided as part of the development. These must be accessible to existing and future residents of the wider village and located in proximity to the village centre where feasible.

ix. A convenience store must be delivered within the site, positioned to ensure safe and convenient pedestrian access from both the development and the wider village.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Lechlade: Land south of Butler's Court (ref: L19)



Site Area: 1.0 hectares

Proposed Uses: Residential (around 15 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto the A417 and the roundabout, creating a high-quality gateway to Lechlade that reflects the rural character of the surrounding landscape and that enhances the setting of the Conservation Area.

ii. Built development must be restricted to the northern part of the site, located outside Flood Zones 2 and 3.

iii. Development must not provide an overly suburban layout.

Landscape Integration and Green Infrastructure

iv. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, ensuring a sensitive transition to the wider rural landscape and enhancing ecological connectivity.

v. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

Biodiversity and Ecology

vi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water Management

vii. The existing ditch network within the site must be retained and enhanced as part of an integrated surface water management strategy.

viii. These features must also contribute to biodiversity enhancement, including the provision of habitat suitable for wetland species such as water voles.

ix. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

xi. The design of the development must respect the setting of the Conservation Area and the listed buildings to the north.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Lechlade: Land south of Ferrers Park (ref: L33)



Site Area: 10.0 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Design and Layout

i. Built development must be restricted to the west and north of the site, not extending beyond the eastern extent of the old station housing development, to protect the setting of the listed buildings and the Conservation Area and to respect the rural landscape to the east of the site.

Landscape Integration and Green Infrastructure

ii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, ensuring a sensitive transition to the wider rural landscape and enhancing ecological connectivity.

iii. A robust green infrastructure buffer and accessible greenspace must be provided on the east and south of the site and must incorporate appropriate SuDs flood management; biodiversity enhancements / connectivity (including the provision of habitats for species for which this site may be functionally linked land) and enhancements to the setting of the heritage assets

iv. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby Site of Special Scientific Interest (SSSI).

Biodiversity and Ecology

v. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water Management

vi. The flood management features must be incorporated within the green infrastructure of the site, where possible and must also contribute to biodiversity enhancement, including the provision of habitat suitable for wetland species.

vii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Poulton: Land north of London Road (ref: R607)



Site Area: 1.1 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Design and Layout

i. Development must be arranged to form a strong and legible edge to the village, with dwellings facing onto London Road to create a high-quality frontage.

ii. The layout must provide a clear and well-defined transition between the built form and the open countryside, acting as a recognisable end to the developed area of the village.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the adjoining open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Flood Risk and Water Management

v. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Access and Movement

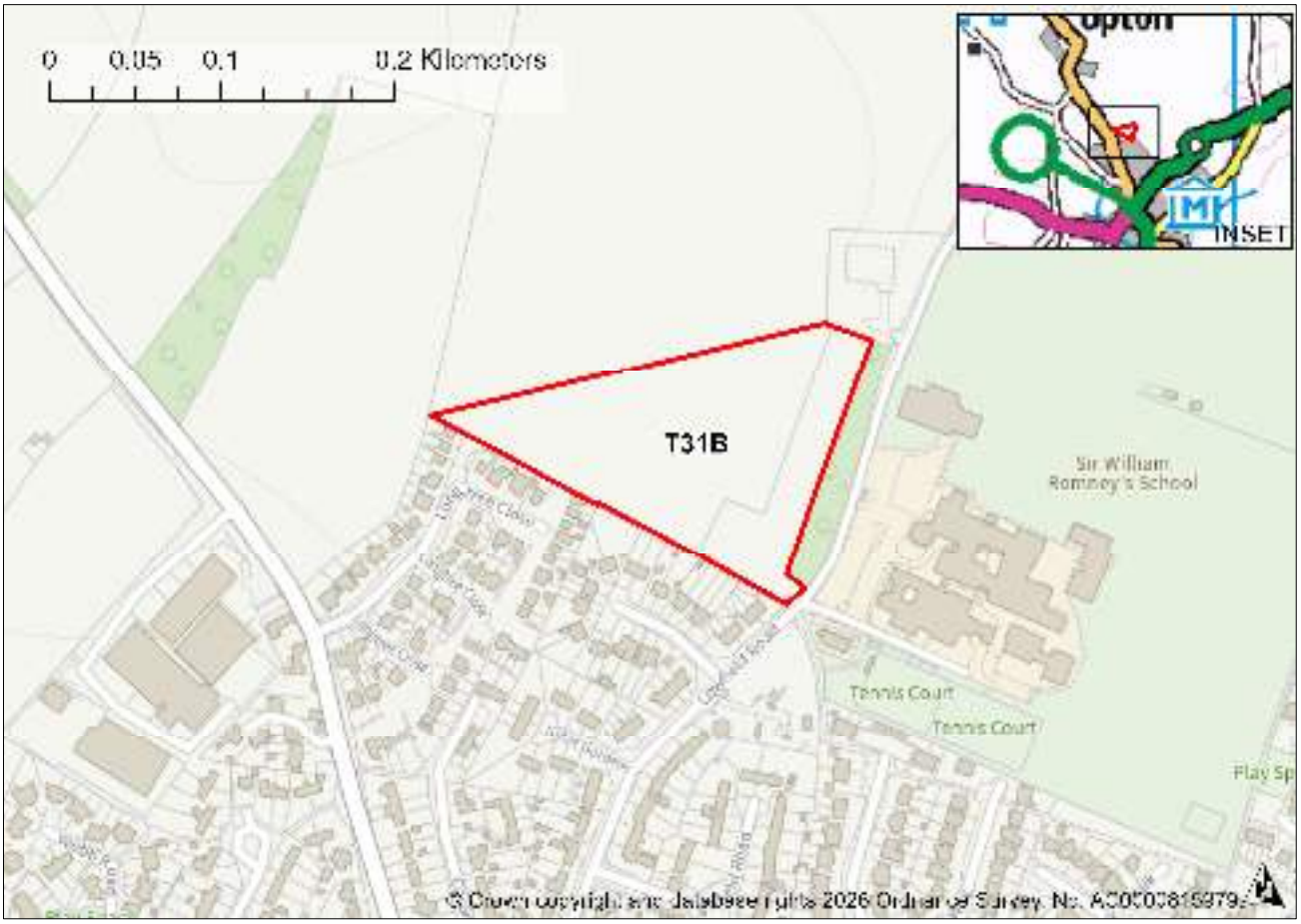
vi. Pedestrian connectivity between the site and Poulton village centre must be enhanced, providing safe, direct, and attractive routes.

Historic Environment

vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Tetbury: Land adjacent to Blind Lane (ref: T31B)



Site Area: 2.0 hectares

Proposed Uses: Residential (around 44 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.

ii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

iii. Built development must be set back from the northern boundary to reinforce this landscaped edge.

Trees and Natural Features

iv. An exclusion zone, free from built development, must be established along the eastern boundary to protect trees covered by Tree Preservation Order (Ref: 11/00022/MIX).

v. The design and layout of development, including access arrangements, must ensure the long-term protection and retention of these trees.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Access and Movement

vi. Vehicular access must be provided from Lowfield Road and must be designed to avoid adverse impacts on protected trees.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Tetbury: Land north-west of Highfield Cottage (ref: T71A)



Site Area: 2.2 hectares

Proposed Uses: Residential (around 50 homes)

Development Requirements:

Design and Layout

i. Boundary dry stone walls must be retained and, where necessary, repaired to preserve local character and distinctiveness.

Landscape Integration and Green Infrastructure

ii. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.

iii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Biodiversity and Ecology

iv. A green infrastructure buffer must be provided between built development and the adjacent ponds, which support newt habitat.

v. This buffer must be designed to protect the ecological value of the ponds and deliver habitat enhancements to support biodiversity.

Access and Movement

vi. Connections must be made to the Public Rights of Way network to the east of the site, unless it can be robustly demonstrated that this is not feasible.

Historic Environment

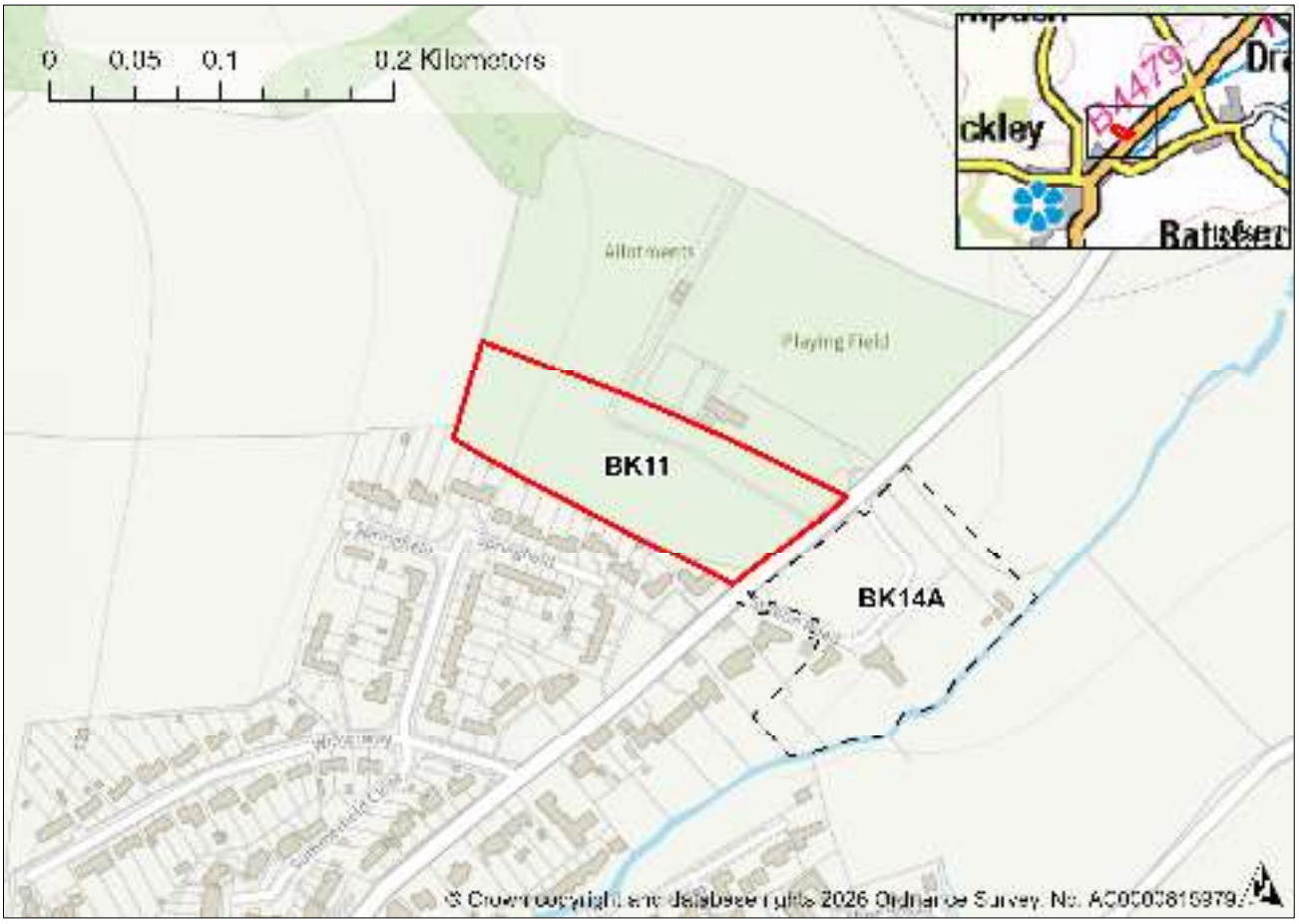
vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

viii. Site design must respect the rural setting of Highfield Farm (listed building).

Appendix C
Site Development Templates for Non-Strategic Site Allocations

NON-STRATEGIC SITE ALLOCATIONS IN THE NORTH COTSWOLD AREA

Blockley: Former allotments, Station Road (ref: BK11)



Site Area: 1.5 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Access and Movement

i. Vehicular access arrangements for this site and the adjacent allocation (BK14A) must be coordinated to minimise impacts on the entrance to the village, unless it can be robustly demonstrated that this is not feasible.

ii. Highway access to the adjoining allotments must be retained.

iii. Off-road pedestrian and cycle connections must be enhanced between the site, the village centre, the playing fields and the wider Public Rights of Way network.

iv. A direct pedestrian/cycleway link must be provided between the site and the adjacent playing field.

Design and Layout

v. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to the village that reflects the rural character of the area.

vi. Built development must be restricted to the southern part of the site, ensuring that no development occurs on the skyline at the northern edge.

vii. A buffer must be provided adjacent to the sports field, with no built development permitted to the north-east of the allotment access.

Landscape Integration and Green Infrastructure

viii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide transitional edges to the wider rural landscape.

ix. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

x. This buffer must incorporate biodiversity enhancements and ecological connectivity and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Water management

xi. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Biodiversity and Ecology

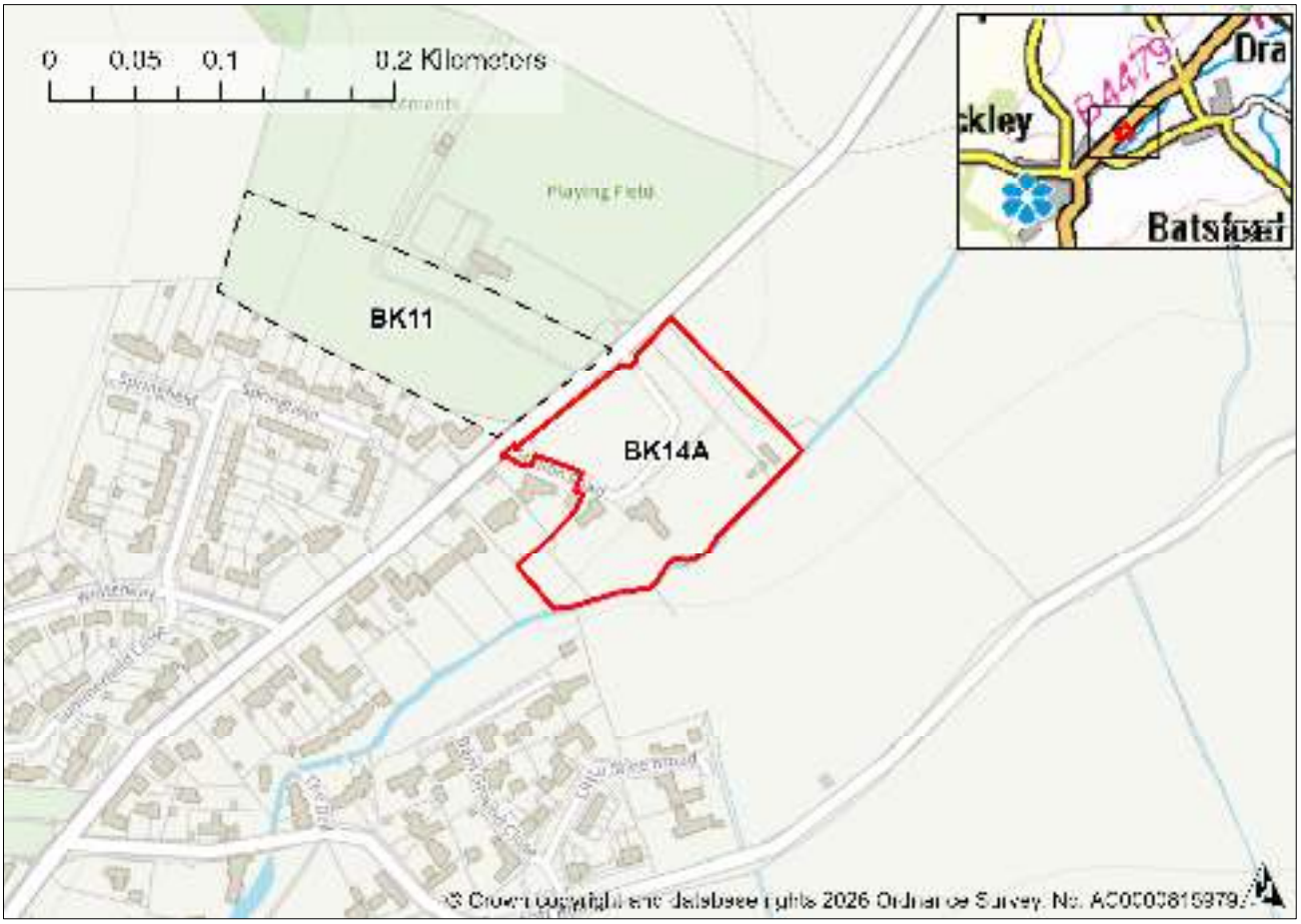
xii. Development must enhance and create wildlife linkages and habitats across the site as part of a comprehensive green infrastructure framework, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.

Historic Environment

xiii. Any planning application for the site must be supported by a comprehensive archaeological assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Blockley: The Limes, Station Road (ref: BK14A)



Site Area: 1.5 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to the village that reflects the rural character of the area.

ii. Built development must be restricted to the north-western part of the site and located outside Flood Zones 2 and 3.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure corridor must be established along the brook on the south-eastern boundary of the site to protect and enhance its ecological value and setting and to reduce flood risk. This should include some tree planting, to address flood risk.

iv. This corridor must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape structure and a sensitive transition to the wider rural landscape.

Access and Movement

vi. Vehicular access arrangements for this site and the adjacent allocation (BK11) must be coordinated to minimise impacts on the entrance to the village, unless it can be robustly demonstrated that this is not feasible.

vii. Off-road pedestrian and cycle connections must be enhanced between the site, the village centre, the playing fields and the wider Public Rights of Way network.

viii. A safe highway crossing point must be provided to enable residents to access the footways on the opposite side of Station Road.

ix. Roadside trees and hedgerows along Station Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any loss of vegetation must be mitigated through replacement planting.

Biodiversity and Ecology

x. The brook corridor must be protected through the provision of an appropriate buffer and habitat enhancements, contributing to ecological connectivity within the area.

Historic Environment

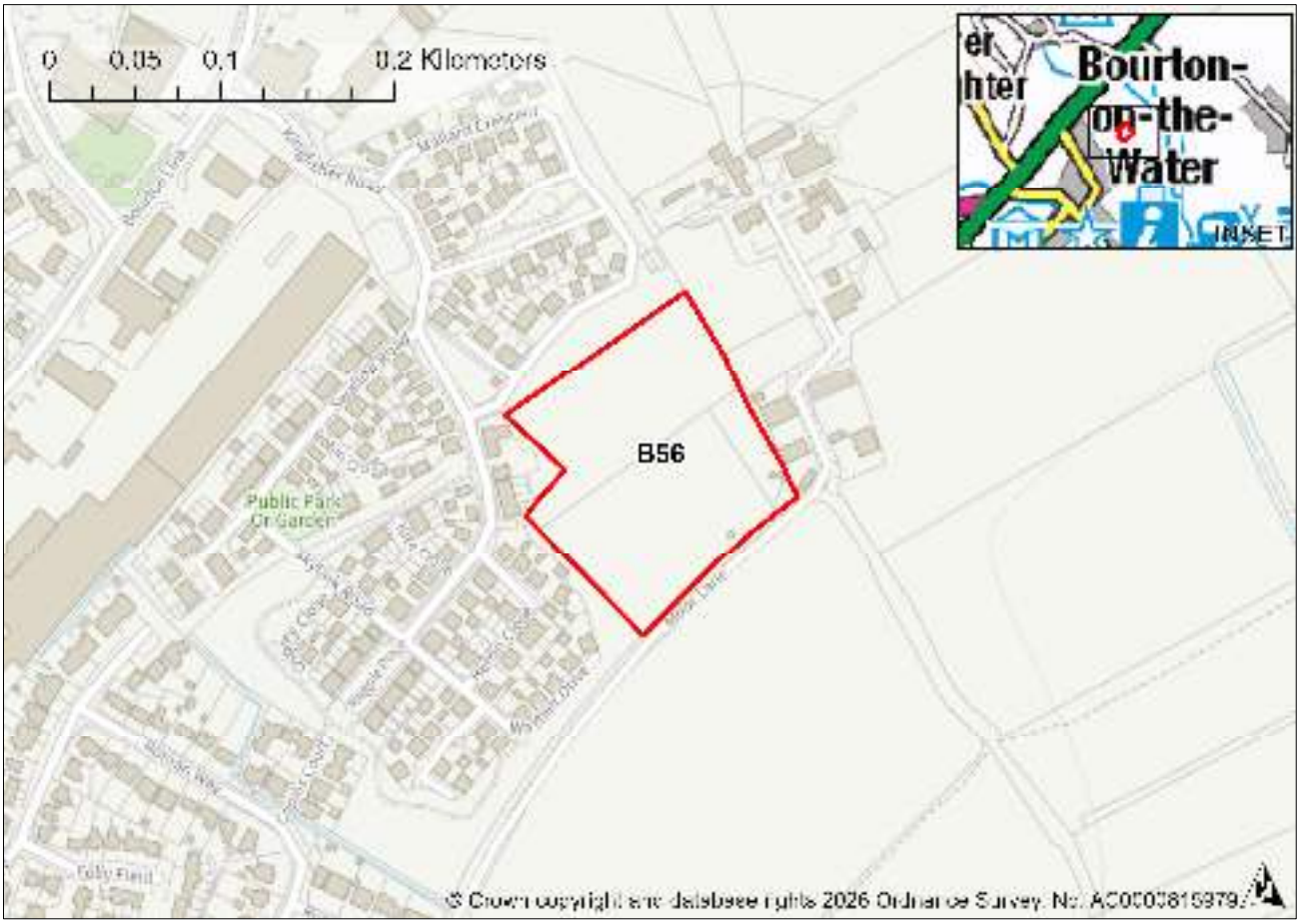
xi. The building known as The Limes must be retained and its setting conserved and enhanced as a non-designated heritage asset.

xii. The building known as The Good Intent Mill must also be retained, with development designed to conserve and enhance its setting as a non-designated heritage asset.

xiii. Any planning application for the site must be supported by a comprehensive archaeological assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Bourton-on-the-Water: Land off Mallard Crescent (ref: B56)



Site Area: 1.8 hectares

Proposed Uses: Residential (around 53 homes)

Development Requirements:

Access and Movement

i. Vehicular access to the site must be taken from the existing access point in the north-west of the site.

ii. Pedestrian connections must be provided to link the site with the Public Right of Way to the south-east, improving connectivity to the wider network.

Landscape Integration and Green Infrastructure

iii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, linking to the green infrastructure on adjacent land and enhancing the setting of the east-west Public Right of Way.

iv. Built development must be set back from the balancing pond to the north of the site, with this area incorporated into the green infrastructure network.

Biodiversity and Ecology

v. Public open space must be provided within the site, designed to deliver a circular walk for residents and dog walkers, helping to reduce recreational pressure on nearby sensitive sites.

vi. Measures must be implemented to mitigate potential recreational impacts on Greystones Farm Nature Reserve, Salmonsbury Meadows Site of Special Scientific Interest (SSSI) and Salmonsbury Camp Scheduled Monument, including appropriate off-site contributions where necessary.

vii. Development proposals must incorporate measures to manage surface water and reduce run-off and sedimentation into the River Eye, ensuring no adverse impacts on water quality or hydrology of nearby designated habitats.

Water Management

viii. A comprehensive drainage strategy must be implemented, incorporating Sustainable Drainage Systems (SuDS) where appropriate, to reduce surface water run-off, prevent pollution, and protect the hydrological regime of nearby designated ecological sites.

Historic Environment

ix. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment, with particular regard to the setting of Salmonsbury Camp Scheduled Monument.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land south of Station Road and east of Chandlers (ref: CC10A)



Site Area: 0.7 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to Chipping Campden that reflects the rural character of the surrounding landscape.

ii. Built development must be restricted to those parts of the site that lie within flood zone 1 (northern and eastern parts of the site).

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the southern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. Opportunities must be taken to utilise land to the south of the site (within the adjoining field) to deliver additional green infrastructure and biodiversity enhancements unless it can be robustly demonstrated that this is not feasible.

Biodiversity and Ecology

vi. Development proposals must seek to enhance riparian habitats associated with the nearby watercourse and to provide habitat suitable for great crested newts as part of the site's green infrastructure framework.

Access and Movement

vii. Roadside trees and hedgerows along Station Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

viii. A safe highway crossing point must be provided to enable access to footways on the opposite side of Station Road.

Flood Risk

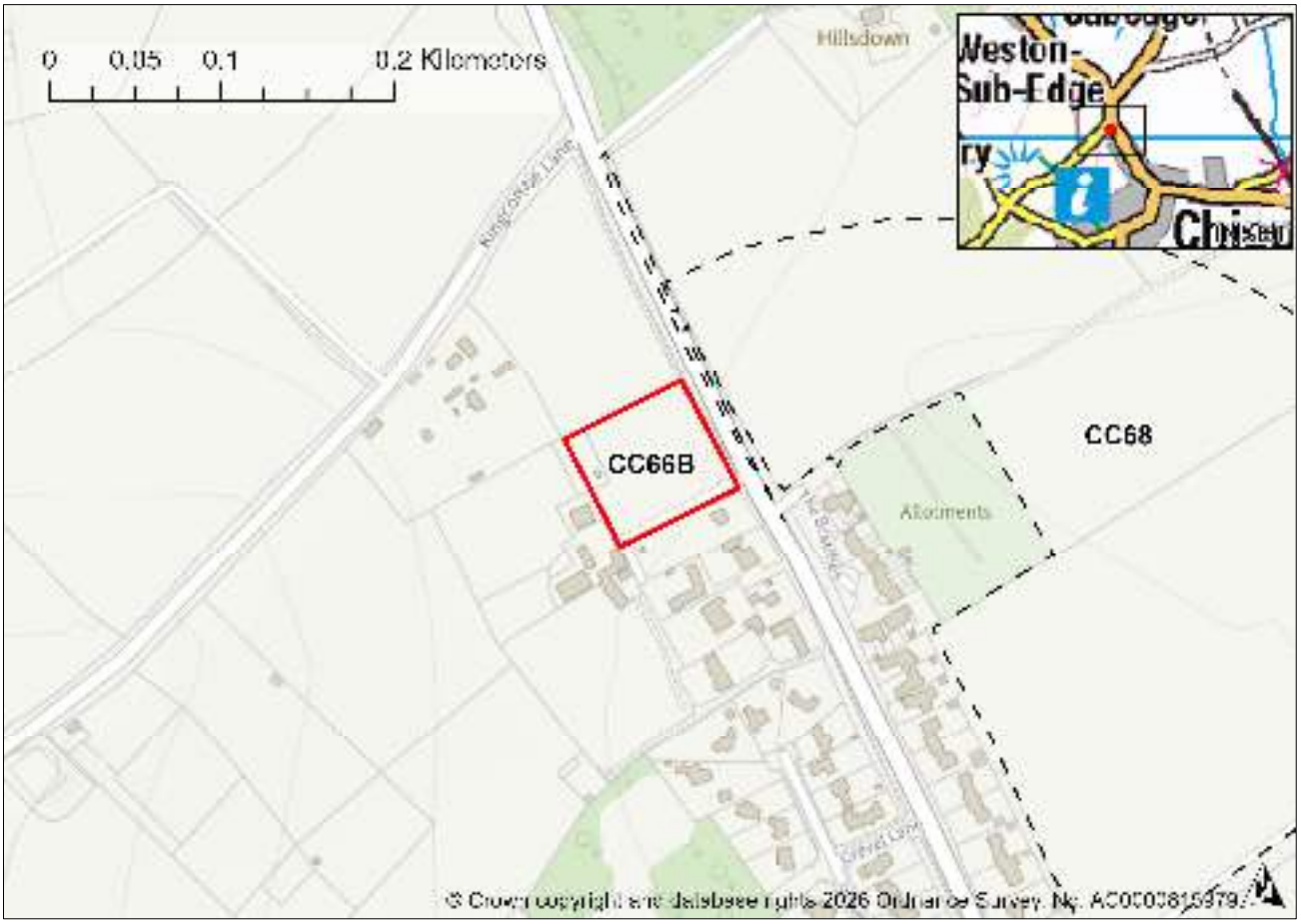
ix. Any planning application for this site must be supported by a site-specific Flood Risk Assessment.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land north-west of Aston Road (ref: CC66B)



Site Area: 0.5 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Design and Layout

i. The number, layout and form of development must respond sensitively to the prevailing building pattern, scale, and character of this part of Chipping Campden.

ii. Development must provide a positive and active frontage onto Aston Road, creating a high-quality entrance that reflects the rural character of the surrounding landscape.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the north-western part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide strong landscape structure and enhance ecological connectivity.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Access and Movement

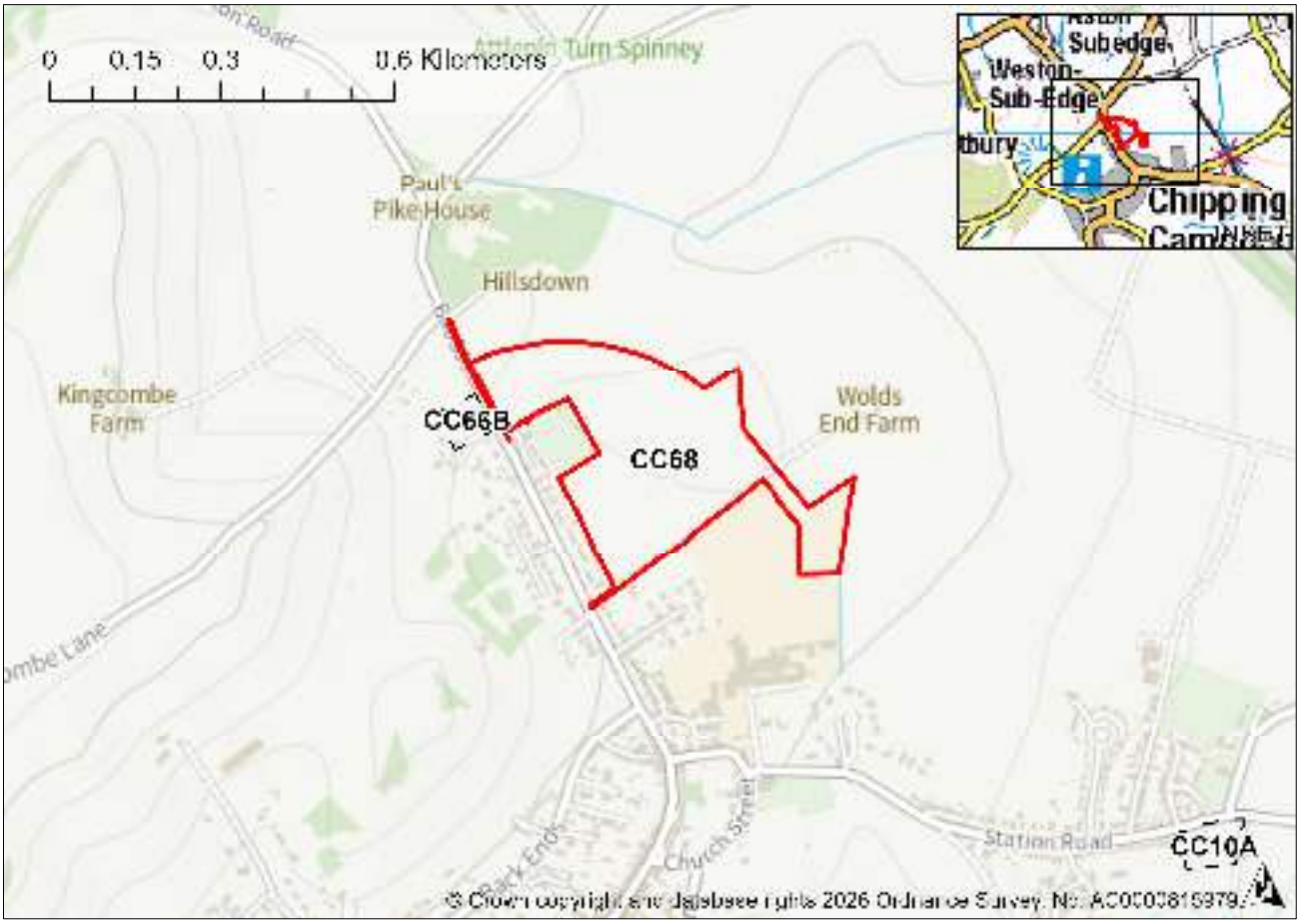
vi. Roadside trees and hedgerows along Aston Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

Historic Environment

vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land north-east of Aston Road (ref: CC68)



Site Area: 13.1 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Design and Layout

i. Development must provide a positive and active frontage onto Aston Road, creating a high-quality entrance to Chipping Campden that reflects the rural character of the surrounding landscape.

ii. The layout must be structured around a primary route from Aston Road towards the school, forming a key movement spine and focal axis within the development.

iii. Built development must be excluded from a buffer zone along the northern and north-eastern site boundaries, comprising a minimum of 20 metres from the north-eastern boundary and increasing to between 50 and 100 metres along the northern boundary, as defined on the Policies Map.

iv. Important views towards the church must be retained and incorporated into the layout as key visual focal points.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Landscape Integration and Green Infrastructure

v. A robust green infrastructure buffer must be provided along the northern and north-eastern parts of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

vi. This buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

vii. Existing hedgerows within the site must be retained, reinforced and integrated into the layout as key landscape features contributing to ecological connectivity.

viii. Opportunities must be taken to deliver scattered tree planting within the fields to the north of the development to soften the built edge and to provide habitat suitable for species such as skylarks, unless it can be robustly demonstrated that this is not feasible.

Access and Movement

ix. Off-road pedestrian and cycle connections must be enhanced between the site, the town centre, the school, local facilities, and the wider Public Rights of Way network.

x. Roadside trees and hedgerows along Aston Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

Community Infrastructure

xi. A GP surgery must be delivered within the site, located to ensure good pedestrian and cycle accessibility from the town centre and surrounding areas.

xii. A play area must be provided at the eastern part of the site, with safe and convenient pedestrian and cycle access.

xiii. A school car park must be provided at the eastern end of the site to enable the existing school car park to be released for public use (with parking fees set at a reasonable rate).

Delivery and Phasing

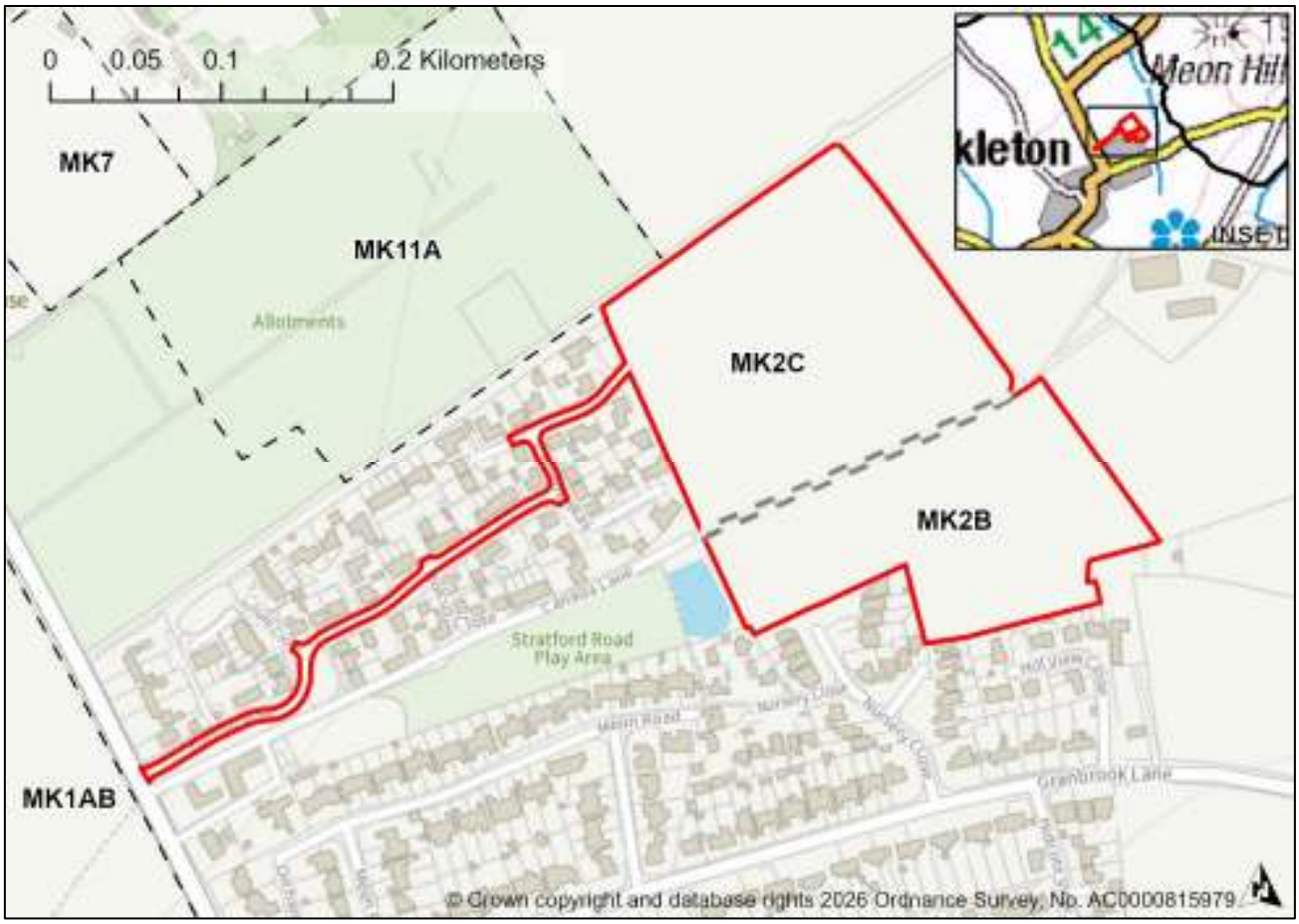
xiv. Development proposals must include a delivery strategy and phasing plan demonstrating how key infrastructure and public benefits will be delivered alongside residential development.

Historic Environment

xv. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land east of former Meon Hill Nurseries (ref: MK2B / MK2C)



Site Area: 5.2 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Design and Layout

i. Built development must be restricted to the south-western part of the site, adjacent to and integrated with the existing built form at Nursery Close, as defined on the Policies Map.

ii. The remainder of the site, including the central and north-eastern areas, must be retained and enhanced as green infrastructure, providing a landscaped transition to the open countryside and reinforcing the rural edge of the settlement.

Landscape Integration and Green Infrastructure

iii. A comprehensive green infrastructure framework must be established to ensure integration with the wider landscape; provide a sensitive transition between built development and the open countryside; create a strong and legible entrance to the village from the Heart of England Way; incorporate biodiversity enhancements, including strengthened habitat connectivity to the wider countryside; include areas of accessible natural greenspace, and potentially incorporate Sustainable Drainage Systems (SuDS).

Access and Movement

iv. A pedestrian connection must be provided through the site linking to the adjacent allocation (MK11A) to the north-west and to the Heart of England Way, improving permeability and connectivity.

Landscape and Visual Impact

v. Existing trees and hedgerows, including those protected by TPO 25/00005/GROUP, must be retained and integrated into the site layout.

vi. Additional tree and hedgerow planting must be provided across the site to soften the built form and mitigate impacts on long-distance views from the Cotswolds National Landscape.

vii. The green corridor associated with the Heart of England Way must be retained and strengthened as part of the site's green infrastructure framework.

Historic Environment

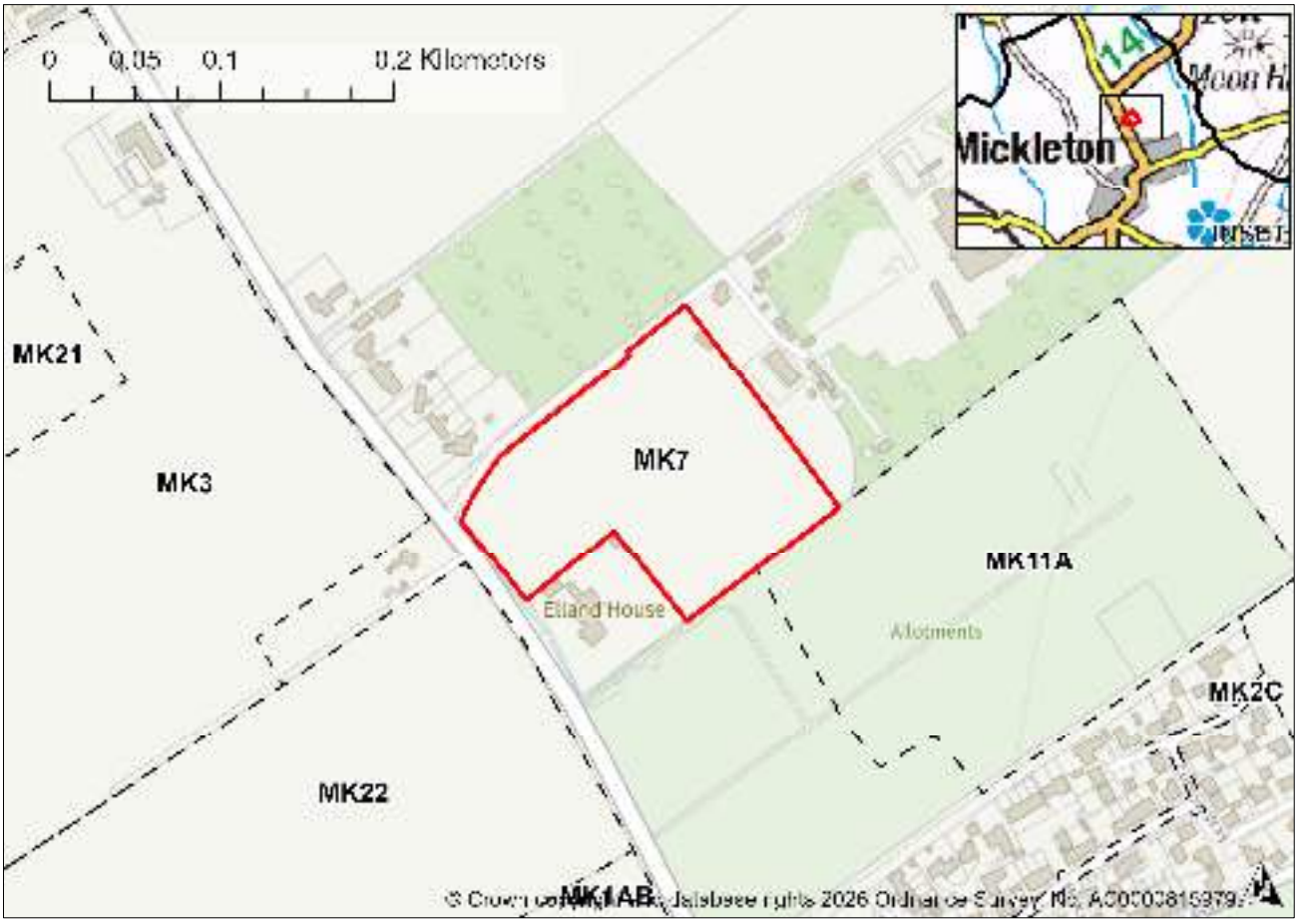
viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

ix. Existing boundary vegetation must be retained and enhanced to soften the development edge. The open, undeveloped, green space either side of the existing trackway must be preserved to allow appreciation of Meon's Hill from the public right of way.

x. The development must be sensitively designed, respecting the local architectural vernacular and conforming to the Cotswold Design Code, to help integrate the development with the existing settlement.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land between Summerville Ltd. and Stratford Road (ref: MK7)



Site Area: 2.1 hectares

Proposed Uses: Residential (around 33 homes)

Development Requirements:

Access and Movement

i. A vehicular connection must be provided through the site to the adjacent allocation (MK11A) to the south-east. This connection must be secured without the use of ransom strips or other barriers to delivery.

ii. A safe pedestrian crossing point must be delivered across Stratford Road to improve connectivity with existing footways and local facilities.

Landscape Integration and Green Infrastructure

iii. A comprehensive landscaping strategy must be implemented across the site, incorporating new hedgerow and tree planting to reduce the visual impact of development and to assist in integrating the site into the wider landscape.

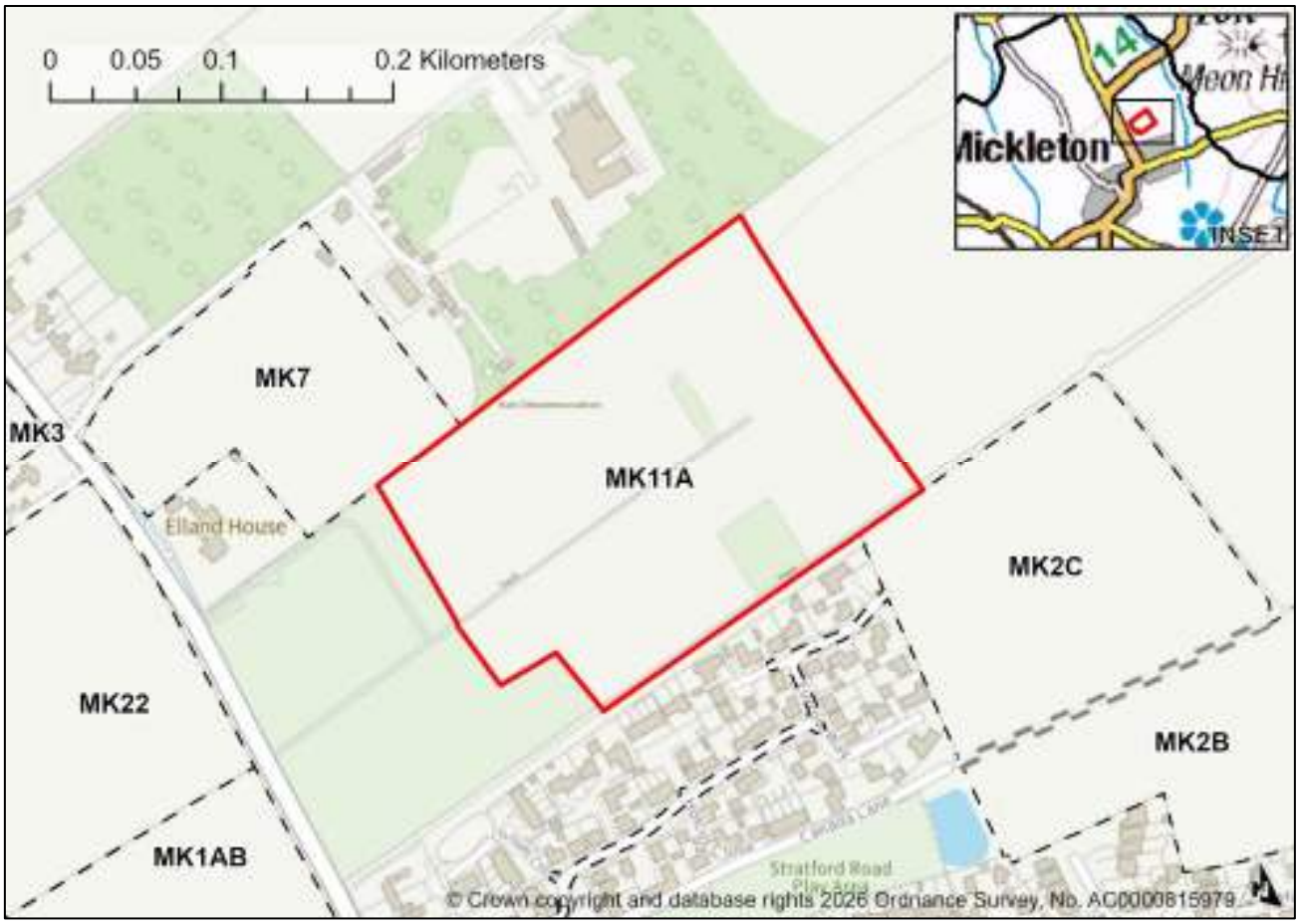
iv. Planting must be designed to soften long-distance views from the Cotswolds National Landscape and contribute to ecological connectivity.

Historic Environment

v. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land east of Stratford Road (ref: MK11A)



Site Area: 4.8 hectares

Proposed Uses: Residential (around 76 homes)

Development Requirements:

Access and Movement

i. Vehicular access to the site must be provided via the adjacent allocation (MK7) to the north-west.

ii. Pedestrian connections must be secured through the adjoining site (MK2C) to the south-west, linking to the Heart of England Way and the wider Public Rights of Way network.

Landscape Integration and Green Infrastructure

iii. A robust green infrastructure buffer must be provided along the north-eastern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

v. A comprehensive landscape strategy must be implemented across the site, incorporating new hedgerow and tree planting to soften built form and reduce visual impacts in views from the Cotswolds National Landscape.

Design and Layout

vi. The layout must respond to the landscape setting of the site, ensuring that built form is appropriately arranged to minimise visual impact and integrate with surrounding development.

Community Infrastructure

vii. Existing allotments within the site must be retained and enhanced, ensuring their continued use and integration into the wider green infrastructure network.

Historic Environment

viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Moreton-in-Marsh: Land west of Aldi (ref: M28B)



Site Area: 1.0 hectares

Proposed Uses: Residential (around 20 homes)

Development Requirements:

Access and Movement

i. The existing vehicular access must be utilised to minimise landscape and environmental impacts arising from new infrastructure.

Landscape Integration and Green Infrastructure

ii. A robust green infrastructure buffer must be provided along the western part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.

iii. This buffer must incorporate biodiversity enhancements; enhance the setting and user experience of the adjacent Public Right of Way and potentially include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Flood risk

iv. Woodland planting along the northern part of the site would help alleviate flood risk.

v. No built development must take place within the floodplain of the unnamed watercourse along the northern boundary of the site and this area should be incorporated into the site green infrastructure.

vi. All development must be directed to Flood Zone 1 outside of the climate change flood risk area.

vii. Any planning application for the site must be supported by a site specific flood risk assessment and a drainage strategy.

Landscape and Ecology

viii. Boundary hedgerows and trees, including those protected by TPO 12/00006/IND, must be retained, reinforced and integrated into the site layout to provide strong landscape structure, deliver a sensitive edge to the development, and enhance ecological connectivity.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Moreton-in-Marsh: Land south of North Cotswold Hospital (ref: M74A)



Site Area: 1.52 hectares

Proposed Uses: Residential (around 44 homes)

Development Requirements:

Design and Layout

i. Development must create a well-designed extension to Moreton-in-Marsh that responds positively to the adjoining uses and that creates an appropriate transition between the built form of the town and the open countryside to the west.

ii. Built development must be set back from, but still provide a positive frontage to the A429, contributing to a high-quality gateway to Moreton that reflects the rural character of the Cotswolds National Landscape and the setting of the town.

iii. Development must be designed to maintain the amenity, operation and accessibility of North Cotswold Hospital and neighbouring uses.

Access and Movement

iv. Attractive pedestrian and cycle connections must be provided between the development, the hospital, existing residential areas, the town centre and nearby services and facilities.

v. Opportunities to improve connectivity to the wider Public Rights of Way network must be taken where feasible.

Landscape Integration and Green Infrastructure

vi. Existing boundary hedgerows and trees, in particular along the northern boundary must be retained and incorporated within the site layout.

vii. A robust green infrastructure buffer must be provided along the eastern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside, and to minimise impacts on the setting of the listed farmhouse to the south-west. This must include additional native tree and hedgerow planting, biodiversity enhancements and may include areas of accessible natural greenspace and Sustainable Drainage Systems (SuDS).

viii. A comprehensive landscaping strategy must be implemented across the site, incorporating new hedgerow and tree planting to soften built form and reduce visual impacts in views from the Cotswolds National Landscape.

Drainage and Environmental Considerations

ix. Development proposals must be supported by a site-specific flood risk assessment and drainage strategy demonstrating that surface water runoff can be effectively managed and that there will be no increased risk of flooding on or off site.

Historic Environment

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: Land adjacent Griffin Court / Playing Field (ref: S14B)



Site Area: 0.3 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Access and Movement

i. Development must provide appropriate access to King George's Field, including its playing fields and associated facilities, ensuring safe, convenient, and inclusive routes for users.

Design and Layout

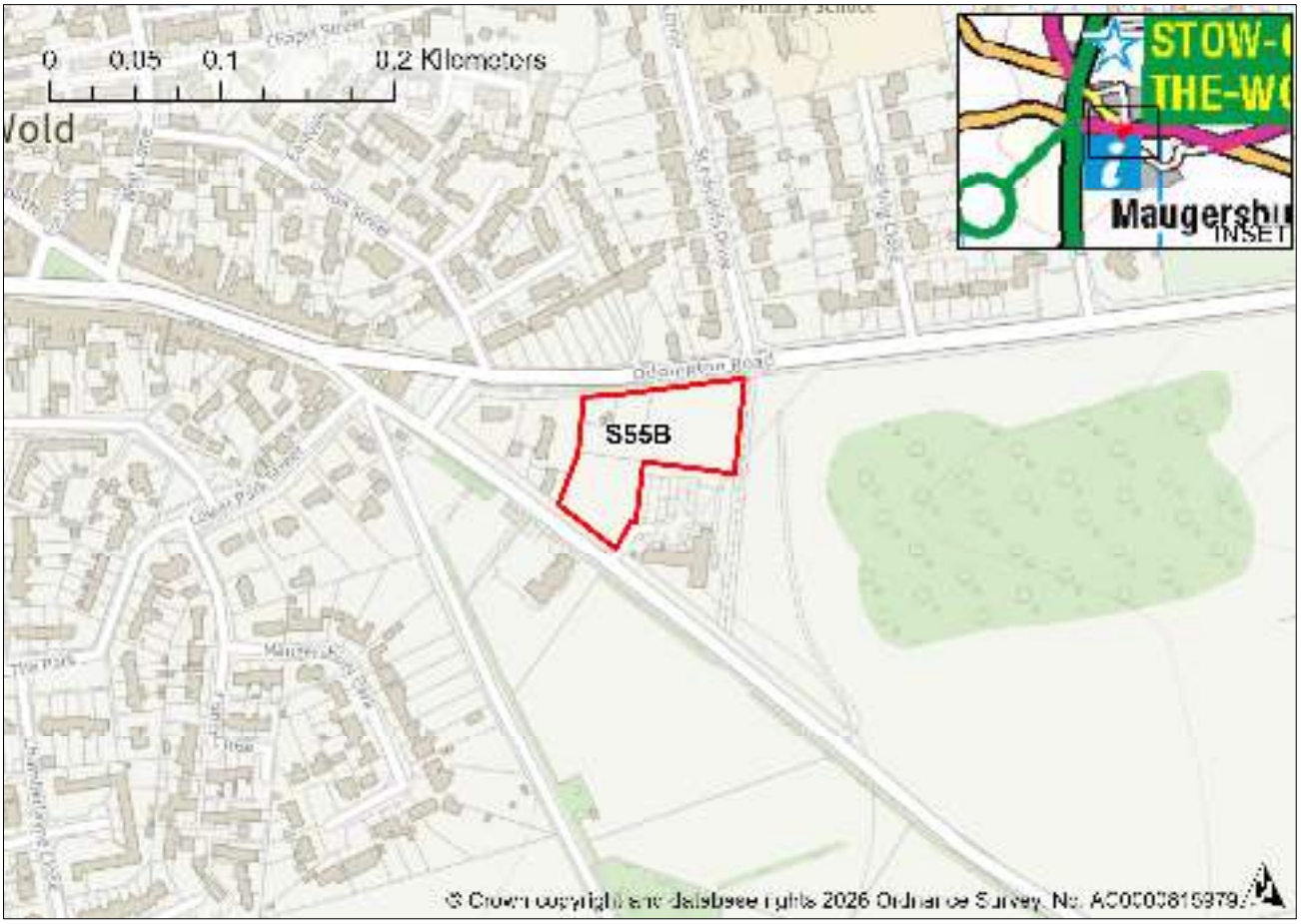
ii. The design and layout of the development must be compatible with the proposed development to the south.

Historic Environment

iii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: Land adjoining Tall Trees, Oddington Road (ref: S55B)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

iv. A green infrastructure buffer must be retained along the eastern boundary of the site to safeguard an established bat flightline, protect the existing hedgerow, and enhance the adjacent Public Right of Way and its setting.

v. This buffer must be managed and enhanced to support biodiversity and ecological connectivity.

Trees and Natural Features

vi. An exclusion zone, free from built development, must be provided along the south-western boundary to protect trees covered by Tree Preservation Order (Ref: 06/00148/GROUP).

vii. The design and layout of development must ensure the long-term protection and retention of these trees.

Design and Local Character

viii. Boundary drystone walls must be retained and, where necessary, repaired to preserve local character and distinctiveness.

Historic Environment

ix. Development proposals must conserve and, where appropriate, enhance the setting and significance of Enochs Tower (listed building) and the Conservation Area, by retaining some greenspace along the northern boundary of the site.

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: The Hollies, Lower Swell Road (ref: S68)



Site Area: 2.0 hectares

Proposed Uses: Residential (around 35 homes)

Development Requirements:

Design and Layout

i. The site design and layout must respond to the landscape and townscape context and minimise impacts on the landscape and the setting of the town, including providing landscape permeability through the site and a gradual transition between the town and the open countryside.

ii. Development must be designed to minimise light pollution and its impacts on the National Landscape. There must be no large areas of glazing facing west and external lighting must be kept to a minimum.

iii. Stone walls along the A429 must be retained and any access point through those walls must be limited to pedestrian/cycleway access and of the minimum width necessary to provide the access and be designed in a "garden gateway" style.

Landscape Integration and Green Infrastructure

iv. A comprehensive green infrastructure framework and landscape strategy must be established across the site to ensure integration with the wider landscape, and, in particular, the CNL. This must include retention of existing trees and hedgerows and the planting of new trees and hedgerows throughout the site to soften long distance views and to contribute to ecological connectivity.

v. A substantial green infrastructure buffer must be provided along the western and southern parts of the site to create a sensitive transition between built development and the open countryside. This area may also accommodate public open space, biodiversity enhancements and SuDs.

vi. Any planning application for the site must be supported by the appropriate arboricultural assessments to ensure that the trees protected by Tree Preservation Orders (TPO to north-west of the site) or by their location within the Conservation Area are not impacted by development.

Access and Movement

vii. Vehicular access must utilise the existing access point along the B4068 and not be achieved via the A429.

Amenity and Pollution

viii. Given the proximity of the A429, any planning application for the site must be supported by an Air Quality Assessment and a noise mitigation strategy.

Historic Environment

ix. Any built development within the gardens of Crestow House (now demolished and replaced by a modern dwelling) must respect the historic context of this area and its relationship with nearby listed buildings and the Conservation Area.

x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Upper Rissington: Land west of Delphin Way (ref: UR1A)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 26 homes)

Development Requirements:

Trees and Natural Features

i. The design and layout of development must ensure the long-term protection and retention of trees, that are subject to a Tree Preservation Order.

Design and Layout

ii. Development must be designed to maintain filtered views from Delphin Way towards the protected trees and the wider landscape beyond, maintaining visual connectivity and local character.

Historic Environment

iii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

iv. Proposals must respond positively to the setting of the adjacent RAF building (a Non-Designated Heritage Asset), ensuring that layout, scale, and design respect its form and context.

Appendix C
Site Development Templates for Non-Strategic Site Allocations

Willersey: Land between Colin Lane and future Heritage Railway (ref: W4B)



Site Area: 1.8 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

i. A woodland and scrub habitat buffer must be provided along the north-western part of the site between built development and the adjacent railway corridor, which is identified as a priority habitat.

ii. This buffer must be designed to protect and enhance biodiversity and may incorporate Sustainable Drainage Systems (SuDS).

iii. A green infrastructure buffer must also be provided adjacent to the balancing ponds to the south and east of the site, with no built development permitted within this area.

Biodiversity and Ecology

iv. The railway corridor buffer must contribute to habitat creation and ecological connectivity, reinforcing the function of the adjacent priority habitat.

Flood Risk and Water Management

v. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout, including how safe access and escape routes will be achieved given surface water risk.

Access and Movement

vi. Pedestrian connections must be provided linking the site to the Public Rights of Way network to the north and beyond, ensuring good accessibility to the wider countryside.

Amenity and Environmental Considerations

vii. Noise mitigation measures must be incorporated into the design of dwellings to address potential impacts arising from the adjacent railway line, including its potential future re-opening.

Historic Environment

viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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Appendix 1
Climate Change Sustainability Statement Requirements Table

Topic to cover in Climate Change & Sustainability Statement	New development of 1-9 dwellings or 100-<1,000m2 GIA	New development of 10+ dwellings or 1,000m2+ GIA	Major refurbishment and retrofit and heritage buildings (where permission is needed)
Climate adaptation: water efficiency	Core Policy 64: Water Management Infrastructure		
Climate adaptation: Flood and SUDS	Core Policy 63: Managing Flood Risk Core Policy 64: Water Management Infrastructure Core Policy 65: Watercourses		
Circular economy: maximizing reuse of materials & existing buildings	Core Policy 1: Addressing Climate Change	Core Policy 1: Addressing Climate Change	Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings
Green & Blue Infrastructure Strategy and Nature Recovery Network, including SANG provision		Core Policy 60: Biodiversity and Geodiversity Core Policy 70: Green and Blue Infrastructure	
Biodiversity Net Gain	Core Policy 60: Biodiversity and Geodiversity		
Pollution: Land, water, noise and air	Core Policy 66: Pollution and Contaminated Land Core Policy 67: Air Quality		
Sustainable transport, public transport and active travel measures	Chapter 9: Transport		
Health and wellbeing, including open space, culture, community space and with reference to guidance in the district-wide Design Code		Chapter 14: Building Healthy and Sustainable Communities	
Long-term stewardship structure and funding		Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments	
Operational energy and carbon (including renewable energy)	Chapter 8: Sustainable Construction and Renewable Energy		

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Appendix 2
Saved Policy: Strategic Site, south of Chesterton, Cirencester (Policy S2)

Introduction

7.3.1 The site comprises 120 hectares of predominantly agricultural land, divided into small to medium sized arable fields. The A429 (Tetbury Road) defines the western edge of the site, while the eastern boundary abuts Spratsgate Lane; the industrial estate at Wilkinson Road; and allotments at Somerford Road. The site does not lie within a designated landscape. The AONB terminates at the western edge of the A429, while the Kemble/Ewen Special Landscape Area lies to the south of the site.

7.3.2 The landscape is open and very gently rolling with a number of individual and groups of trees covered by tree preservation orders. Public rights of way cross the site, providing access into the town and to the surrounding countryside. The town centre lies about 1.3km to the north of the site.

7.3.3 The majority of the northern boundary of the site abuts modern residential development; with the cemetery and Cirencester Business Park adjoining the north western edge of the site. Man-made constraints on the site include two gas pipelines and electricity transmission lines. The site does not lie within any areas designated by the Environment Agency to be at risk from flooding.

7.3.4 There are a number of heritage assets in and around the site. At the centre of the site lies the grade 2 listed Chesterton Farmhouse and barn, with a number of associated outbuildings and cottages. To the north of the site lies a large residential property, The Cranhams, while to the west is the Royal Agricultural University, both of which are also Grade 2 listed buildings.

7.3.5 Some 4.7 hectares of a large scheduled ancient monument - a Romano-British settlement - lies at the southern edge of the site.

Policy S2

STRATEGIC SITE SOUTH OF CHESTERTON, CIRENCESTER

1. **Land to the south of Chesterton, shown on the Policies Map, is allocated for a sustainable, high quality, mixed used development, including up to 2,350 dwellings (net), incorporating up to 40% affordable housing and approximately 9.1 hectares of B1, B2 and B8 employment land.**

2. **Infrastructure provision, informed by the Infrastructure Delivery Plan and the Vision and Objectives (Appendix B) for the site, will be required relating to matters including:**

- **Community facilities and culture (including Neighbourhood Centre);**
- **Education;**
- **Health care;**

- **Open space, sport and recreation;**
- **Transport and highways;**
- **Flood management, waste water, and a Sustainable Drainage System; and**
- **Water supply.**

3. **The development will be master planned and implemented on a comprehensive basis. It will be designed and phased to ensure:**

   a. **Maximum practicable integration between the different uses within and beyond the site;**

   b. **All necessary supporting infrastructure and community facilities are delivered in synchronisation with housing and employment development; and**

   c. **To maintain a timely supply of housing and employment land over the Plan period.**

Explanation

7.3.6 The majority of the development will be undertaken within the Plan period, though the housing element is expected to deliver 1,800 dwellings by 2031 and the remaining 550 dwellings after 2031. This will be monitored to ensure a steady and sustainable delivery of housing and employment land. Infrastructure will be delivered in accordance with the phases of development to meet the needs and demands of the development as it grows.

7.3.7 The development will include a range of housing types and, in accordance with Policy H2, up to 40% of the dwellings will be affordable, subject to assessment of viability. The Council will seek to ensure that a range of open market dwelling sizes and types are provided to meet local existing and future needs and to provide a mixed community. These could include self-build and dwellings specifically designed to meet the needs of an ageing population.

7.3.8 The Strategic Site will deliver a significant part of the employment land provision for the District over the Plan period, and the amount allocated reflects anticipated future needs. Options for new employment uses will respond to the findings of the latest economy evidence and meet future employment needs and demands for a mix of types and sizes of business spaces. These will accommodate, for example, business start-up and incubation, expansion of existing businesses, technical hubs and company headquarters. The evidence also identifies future accommodation needs for business and visitors to the area, in order to support the local tourist and business economy.

7.3.9 It is anticipated that a neighbourhood centre will provide convenience shopping and service uses, though the Council will seek to restrict the floor area of the commercial (class A1-A5) units to protect the vitality and viability of the existing town centre. Retail uses will form an integral part of the neighbourhood centre and will contribute towards community cohesion. However, the scale and format of units and floorspace within the neighbourhood centre should be limited. This ensures they primarily serve the day-to-day needs of residents of the strategic site, though it is inevitable that some existing, neighbouring residents will also patronise the new facilities. The neighbourhood centre will also include

facilities to serve the new community, e.g. community meeting space and healthcare facility. Developers will be expected to provide these facilities in phase with development.

7.3.10 The prospective developer will be expected to mitigate the impact of the development on the local highways network. The Infrastructure Delivery Plan (IDP) identifies these and other infrastructure requirements which the developer will be expected to provide or contribute towards.

7.3.11 The development should maximise opportunities for sustainable modes of travel. The development will include a comprehensive network of safe and convenient footpaths and cycleways (including necessary improvements to existing routes) linking different uses within and beyond the site, such as the town centre, Deer Park School, Kemble station and the Cotswold Water Park.

7.3.12 Prospective developers will be required to identify, in liaison with the County and District councils, a comprehensive package of public transport improvements which will have the effect of reducing car dependency. Public transport improvements must be implemented as early as is practicable, offering residents/employees viable alternatives to travelling by private car, and thus influencing travel behaviour from the outset.

7.3.13 However, despite the provision of public transport, it is recognised that some residents of the new development will choose the private car to visit the town centre. This will have an impact on central area parking, and contributions will be sought to mitigate the resulting impacts from the development.

7.3.14 The public open space provision provides an opportunity for the creation of new habitats to enhance biodiversity; for example, through the creation of ponds. This can include the use of native planting and the creation of 'green corridors' across the site, and linking to green infrastructure beyond the site.

7.3.15 Sustainable Drainage Systems (SuDS) also provide an opportunity to create habitats for biodiversity while retaining surface water runoff rates to the same level as the undeveloped site.

7.3.16 An archaeological assessment and evaluation of the scheduled ancient monument at the southern edge of the site will be required before a detailed planning permission can be approved. The assessment and evaluation will include other historic monuments within the site boundary.

7.3.17 A Tree Preservation Order protects various trees across the site, and the development will have to incorporate these where practicable, and protect them during construction. The Council will require that replacement trees are planted where protected trees have to be removed.

7.3.18 Supporting infrastructure and services will include the provision of superfast broadband, utilities and foul sewers. The latter is likely to include strategic upgrades to the sewage network, and detailed modelling will be required to establish the precise nature and extent of any upgrades. The provision of high speed broadband will support new and relocating businesses as well as facilitating home-working for residents.

7.3.19 To achieve high standards of design and all the other objectives for the site, the development will be master planned and implemented on a comprehensive basis. The master planning process will ensure that all aspects of development are properly addressed, including layout, landscape, density, mix of uses, scale, materials and detailing.

7.3.20 The Council will utilise some or all of the measures summarised below:

- effective pre-application engagement at the outline and reserved matters stages;

- the use of design review;
- on-going monitoring, of conditions and infrastructure delivery and, if necessary, review of detailed master planning material (e.g. design codes);
- engagement with key partners and the local community;
- planning performance agreements;
- the use and implementation of planning conditions; and
- post-occupancy surveys of residents.

Appendix 3
Saved Policy: Vale of Evesham Heavy Goods Vehicle Control Zone (Policy INF6)

11.6.1 Through maintaining a co-ordinated and co-operative approach to relevant local planning policy, the Council has long been a partner of Wychavon District Council and Stratford on Avon District Council in seeking to mitigate the impact of HGV traffic in the Vale of Evesham. Evidence justifies retention of the policy.

Policy INF6

VALE OF EVESHAM HEAVY GOODS VEHICLE CONTROL ZONE

Proposals for employment development which would generate additional Heavy Goods Vehicle trips within the Vale of Evesham Heavy Goods Vehicles Control Zone, as identified on the Policies Map, will be accompanied by a Transport Assessment showing how the supply and distribution routes proposed relate to the Heavy Good Vehicles Route Network.

11.6.2 The NPPF makes it clear that policies relating to transport have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

11.6.3 The Vale of Evesham is an important area for the processing and redistribution of food products. An increasing proportion of fruit and vegetables is imported and consequently the number of Heavy Goods Vehicles (HGV) has risen. For villages in the area, this increased level of HGV traffic has affected the quality of life of residents through the generation of increased noise, vibration and atmospheric pollution.

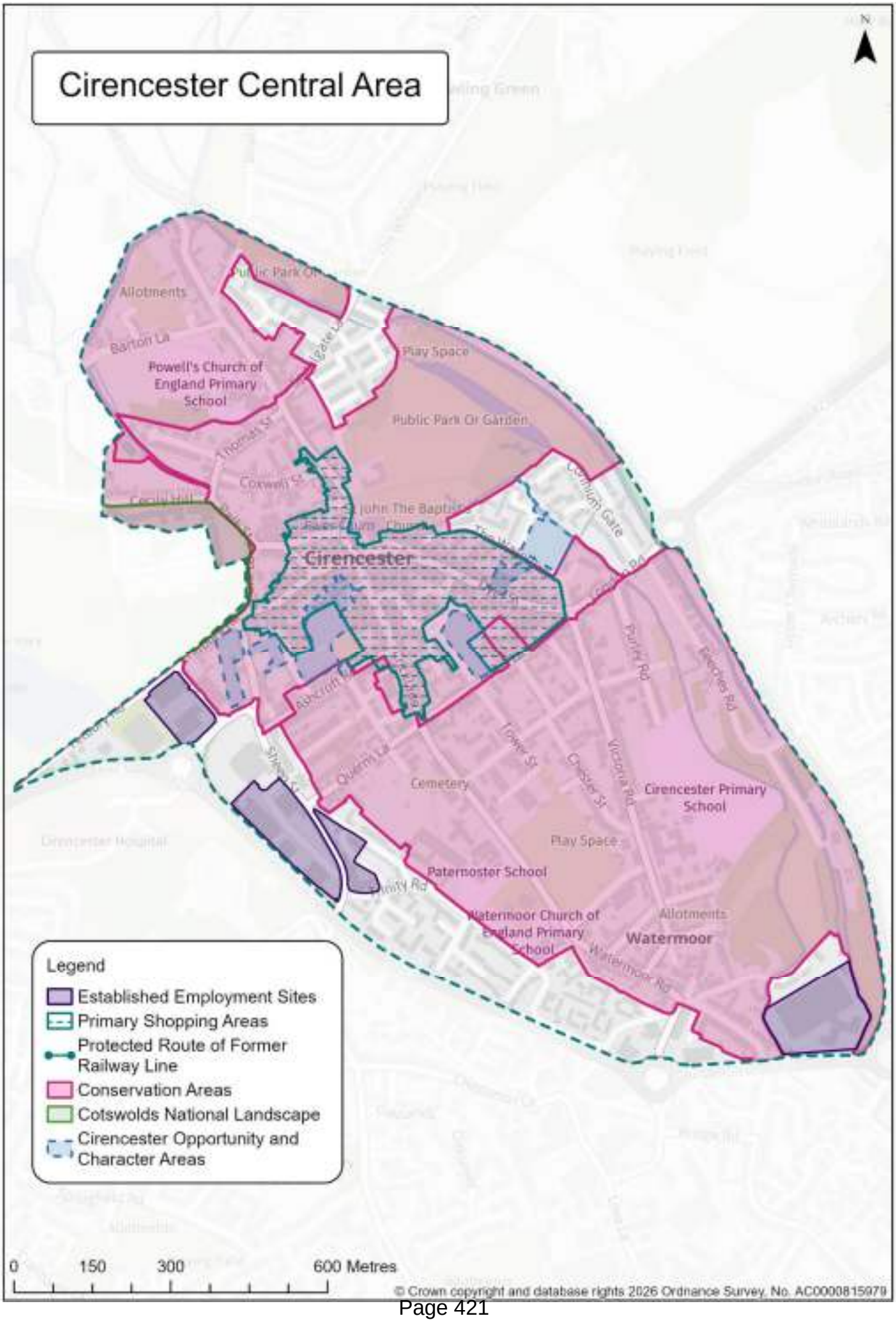
11.6.4 To mitigate the impact of HGV traffic this policy seeks to ensure that the road haulage industry uses, wherever possible having regard to new development proposals, the most appropriate roads for HGVs travelling within and through the Vale of Evesham.

11.6.5 Although these HGV traffic issues are primarily within Wychavon District, they do go beyond its boundaries into Cotswold District and Stratford on Avon District. All three planning authorities are promoting a similar policy in their Local Plans and will continue to work with the three Highway Authorities and the Worcestershire Freight Quality Partnership (as identified in the LTP3 Multimodal Freight Policy 1) in its implementation.

11.6.6 It may be, for instance, that a proposed employment development within Cotswold District that is located outside the Heavy Goods Vehicle Control Zone would nevertheless use the road network within the Zone as its primary access and egress route. The Cotswold District policy is therefore worded slightly differently from that of Wychavon and Stratford-on-Avon to take account of that possibility.

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Appendix 5
Cirencester Central Area



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Appendix 6
Cirencester Opportunity Areas

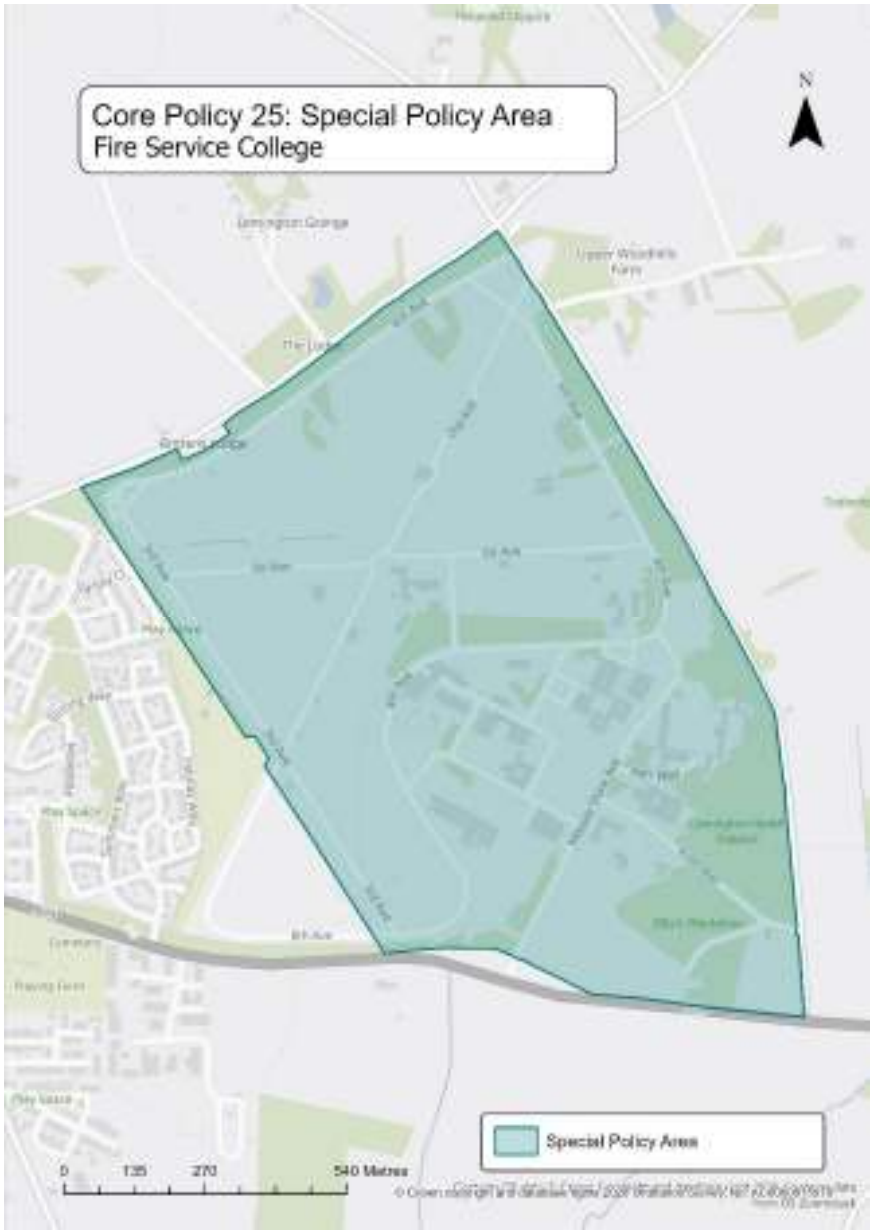


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Appendix 7
Special Policy Areas






Core Policy 25: Special Policy Area
Fire Service College
N
Special Policy Area
0
135
270
540 Metres

Appendix 9
Vacant Building Credit Calculation Methodology

This appendix specifies how the Council will implement the provisions of national policy and guidance on Vacant Building Credit in Cotswold District.

1. Introduction

Vacant Building Credit was introduced by the Government (by way of a Written Statement to Parliament) on 28 November 2014. This allowed a financial credit, equivalent to the existing gross floorspace of any vacant buildings on brownfield land brought back into any lawful use or demolished for redevelopment, to be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

The Vacant Building Credit now forms part of the National Planning Policy Framework:

> *To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. [Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt, for which the 'Golden Rules' requirements set out in paragraphs 156-157 of this Framework should apply]*[1].

The Planning Practice Guidance provides further explanation of the Vacant Building Credit:

> ***What is the vacant building credit?***
>
> *National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.* [2]

2. Application of the Vacant Building Credit

The Planning Practice Guidance explains whether the Vacant Building Credit applies to any vacant building being brought back into use. [3]

> *The vacant building credit applies where the building has not been abandoned.*
>
> *The courts have held that, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as:*
>
> - *the condition of the property*

[1] National Planning Policy Framework – para. 65 (MHCLG, 2024)
[2] Planning Practice Guidance: Planning obligations - paras. 26-29 (MHCLG and DLUHC; revision date 01.09.2019)
[3] Planning Practice Guidance: Planning obligations - para 28 (MHCLG and DLUHC; revision date 15.03.2019)

- *the period of non-use*
- *whether there is an intervening use, and*
- *any evidence regarding the owner's intention.*

Each case is a matter for the collecting authority to judge.

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.

In doing so, it may be appropriate for authorities to consider:

- *whether the building has been made vacant for the sole purposes of re-development*
- *whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development*

Council Position

As the policy is to incentivise brownfield development, Vacant Building Credit will only apply to developments on previously developed land, as defined by Annex 2 of the NPPF (2024):

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

3. Vacant Building

The Council will apply the definitions of 'building' and 'in-use building' as set out at Part 5, 40 (11) of the Community Infrastructure Levy Regulation 2010 (as amended). This regulation states that a 'building' does not include buildings:

- into which people do not normally go,
- into which people go only intermittently for the purpose of maintaining or inspecting machinery, or
- for which planning permission was granted for a limited period.

The regulation also states that an **in-use** building is one which has been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development. Therefore, as Vacant Building Credit only applies to buildings that are not in-use i.e. vacant, the implication of this regulatory framework is that **a vacant building is one**

which has not been in lawful use for a continuous period of at least six months within the three years ending on the day planning permission first permits the chargeable development.

Council Position

To ensure that Vacant Building Credit does not incentivise unsustainable development, such as the forced eviction of businesses or the neglect of viable commercial businesses for the sole purpose of redevelopment in order to claim a Vacant Building Credit, the applicant will be required to demonstrate that the building has been actively marketed at a realistic price for a reasonable period of at least 12 months and that there is no demand for the building in its current state for the use for which it has permission. This applies to buildings which have become vacant within the three year period before the application is made.

The Vacant Building Credit will not be applied to buildings that are covered by an extant or recently expired planning permission for the same or substantially the same development.

4. Calculation of the Vacant Building Credit

The Planning Practice Guidance explains the process for determining Vacant Building Credit:

> *Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development.* [(4)]

Council Position

In order to apply for Vacant Building Credit, a vacant building credit statement must be submitted alongside a planning application. The following information will need to be included in the statement:

- Evidence that any referenced building is a 'vacant building'. A building is not considered as 'vacant' if the building has been in continuous use for any six month period during the last three years up to the date of the planning application is submitted.
- The whole building must be vacant to apply for the Vacant Building Credit.
- Evidence that any referenced building is not an 'abandoned building' or vacated solely for the purpose of redevelopment. The onus will be on the applicant to demonstrate this. The factors the Council will take into account include:

    i) the physical condition of the building;

[4] Planning Practice Guidance: Planning obligations - para 27 (MHCLG and DLUHC; revision date 15.03.2019)

ii) the length of time that the building had not been used;

iii) previous use of the building and whether it had been used for any other purposes; and

iv) the owner's intentions.

- Information on the existing Gross Internal Area (GIA) and the proposed GIA. GIA is the area of a building measured to the internal face of the perimeter walls at each floor level. For the purposes of assessing floorspace, the Council will use the GIA definition used by the RICS in its Code of measuring practice.

Where vacant buildings are demolished for redevelopment, only those vacant buildings which enable and relate directly to the redevelopment will be included in the assessment of any Vacant Building Credit.

As is commonly the case with outline planning applications it may not be clear what the actual number of dwellings, or the size of those dwellings, may be. Therefore it will be difficult to quantify what Vacant Building Credit will be applicable. Where the local planning authority agrees that the Vacant Building Credit may be applicable, the applicant will enter into a S.106 Agreement at the outline stage to enable the matter to be deferred to a later stage when the relevant details of the scheme have been finalised. If the Vacant Building Credit is applicable to the proposed site, the information on floorspace will inform the level of affordable housing contributions. The amount of Vacant Building Credit to be set against the affordable housing contribution on Full and Reserved Matters applications will be assessed according to the example of Vacant Building Credit calculation provided below.

Example of Vacant Building Credit calculation

<table>
<tr><td colspan="3">

- **Proposal:** Housing development of 50 dwellings
- **Affordable housing requirement:** 30% (for a brownfield site)
- **Proposed Gross Internal Floor Area (GIA):** 5,000sqm
- **Existing Gross Internal Floor Area (GIA):** 1,000sqm

</td></tr>
<tr><td>Step 1</td><td>Calculate the affordable housing contribution based on the total number of eligible dwellings and the affordable housing percentage required by the Council's affordable housing planning policy (e.g. 30% for brownfield sites)</td><td>Affordable housing contribution
50 units x 30% = 15 units</td></tr>
<tr><td>Step 2</td><td>Calculate the amount of existing floorspace, if any, as a proportion of the proposed floorspace of the development:
E/P x 100
(where E = existing floorspace and P = proposed floorspace)</td><td>1,000 sqm / 5,000 sqm x 100 = 20%</td></tr>
</table>

Step 3	Calculate the amount of affordable housing credit: Affordable housing units (Step 1) x Proportion of proposed floorspace that is vacant (Step 2)	15 units x 20% = **3 units**
Step 4	Deduct the affordable housing credit from the policy compliant affordable housing contribution: Affordable housing units (Step 1) – Affordable housing credit (Step 3)	15 units – 3 units = **12 affordable homes (to be delivered on-site)**

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Appendix 10
Gypsy and Traveller Accommodation






Coberley, Land adjacent to Cirencester Road, Seven Springs (Site 2 – 'the Norris site') - GT-003
GT-003
GT-002
GT-004
Gypsy and Traveller Site
0
80
160
320 Metres


South Cerney, Four Acres, Shorncote - GT-012
GT-012
Gypsy and Traveller Site
0
80
160
320 Metres


South Cerney, Land off Cricklade Road - GT-014
GT-014
GT-017
GT-013
GT-015
GT-016
Gypsy and Traveller Site
0
80
160
320 Metres


South Cerney, Quarry Farm, Cricklade Road - GT-013
GT-014
GT-017
GT-013
GT-015
GT-016
Gypsy and Traveller Site
0
80
160
320 Metres

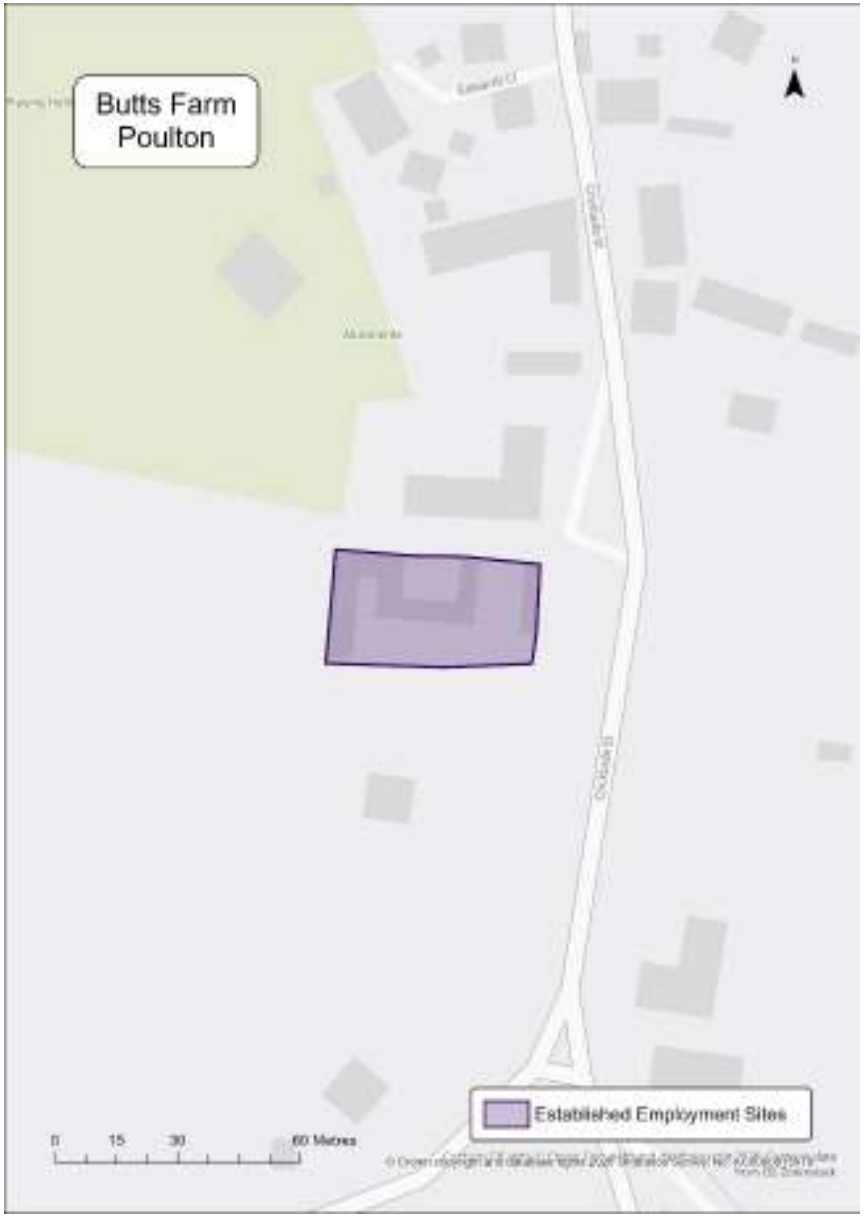

South Cerney, Oakfields, Cricklade Road (Site 3) - GT-016
GT-014
GT-017
GT-013
GT-015
GT-016
Gypsy and Traveller Site
0
80
160
320 Metres

Appendix 11
Established Employment Sites






Bourton-on-the-Water Industrial Estate
Bourton-on-the-Water
Established Employment Sites
0
80
160
320 Metres


Butts Farm
Poulton
Established Employment Sites
0
15
30
60 Metres


Campden Business Park
Chipping Campden
Established Employment Sites
0
30
60
120 Metres


Cirencester Office Park \ Smiths Field
Cirencester
Established Employment Sites
0
30
60
120 Metres


College Farm
Cirencester
Established Employment Sites
0
30
60
120 Metres

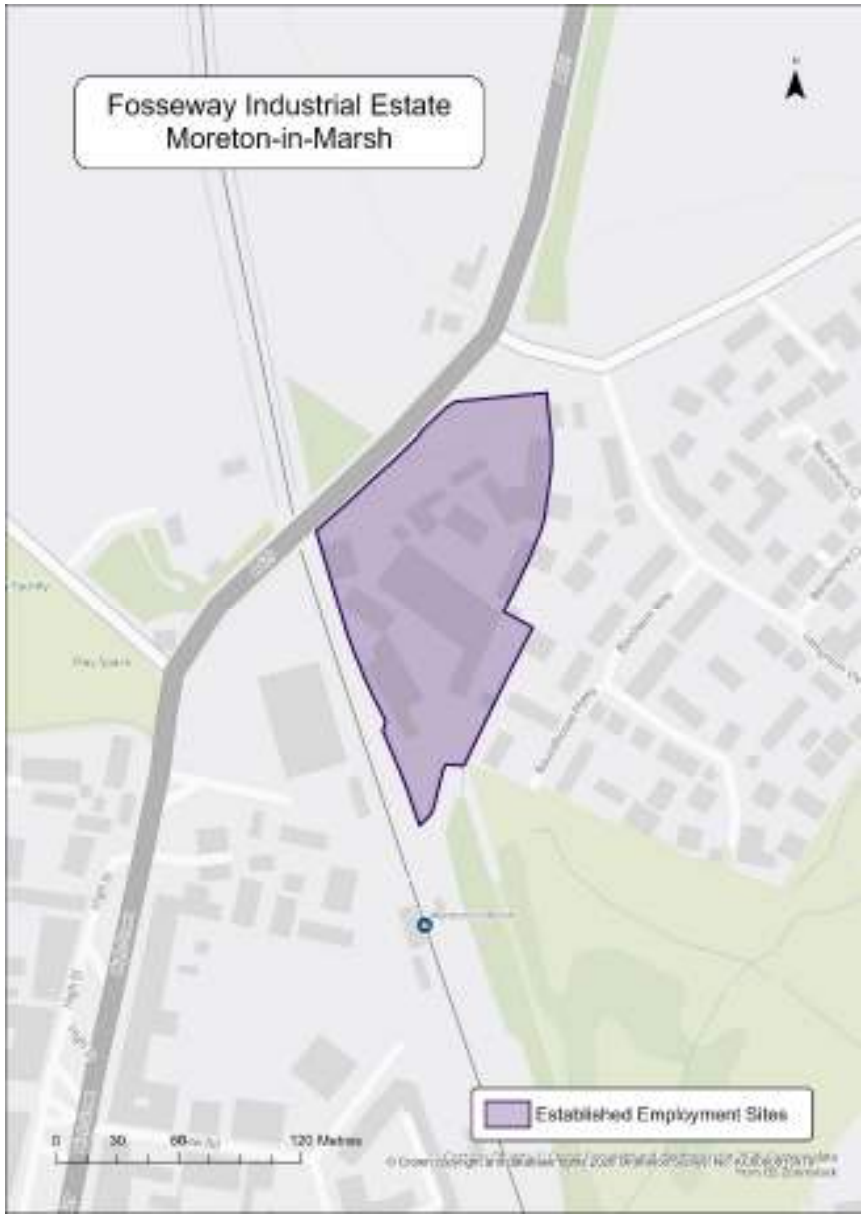

Compton Business & Craft Centre and Walkers Logs
Compton Abdale
Established Employment Sites
0
15
30
60 Metres


Cotswold Business Village
Moreton-in-Marsh
Established Employment Sites
0
30
60
120 Metres


Dovecote Workshops
Barnsley
Established Employment Sites
0
30
60
120 Metres


Draycott Works
Blockley
Draycott
Established Employment Sites
0
30
60
120 Metres


Fosse Cross
North Cerney
Established Employment Sites
0
50
100
200 Metres


Fosseway Industrial Estate
Moreton-in-Marsh
Established Employment Sites
0
30
60
120 Metres


Hampton Street Industrial Estate
Tetbury
Established Employment Sites
0
30
60
120 Metres


Honeybourne Airfield Trading Estate
Weston-sub-Edge
Established Employment Sites
0
50
100
200 Metres


Horcott Industrial Estate
Fairford
Established Employment Sites
0
30
60
120 Metres


Lakeside Business Park, Broadway Lane
South Cerney
Established Employment Sites
0
80
160
320 Metres


London Road
Fairford
Established Employment Sites
0
65
130
260 Metres


Love Lane Industrial Estate
Cirencester
Established Employment Sites
0
80
160
320 Metres


Manor Farm
Upper Slaughter
Established Employment Sites
0
15
30
60 Metres

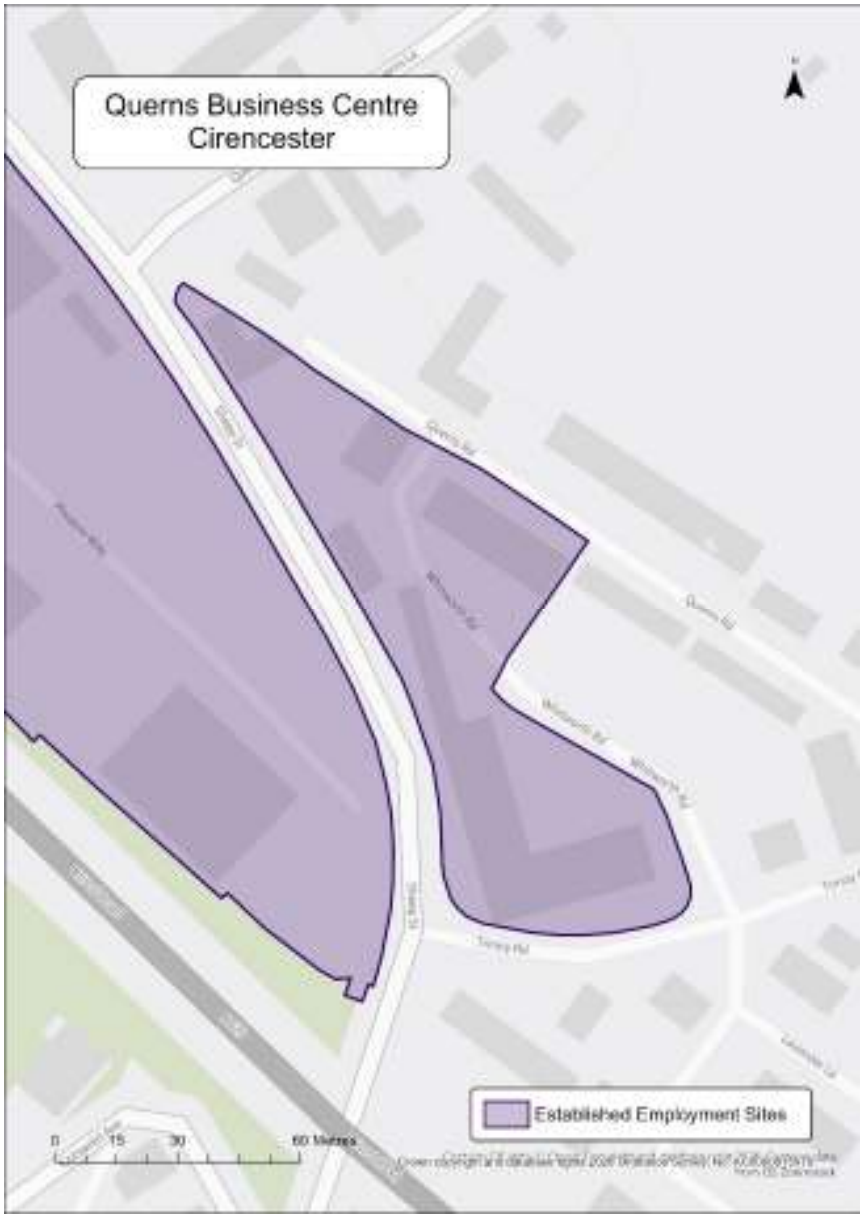

Northwick Business Centre
Blockley
Established Employment Sites
0
100
200
400 Metres


Old Coalyard Farm Industrial Estate
Northleach
Established Employment Sites
0
15
30
60 Metres

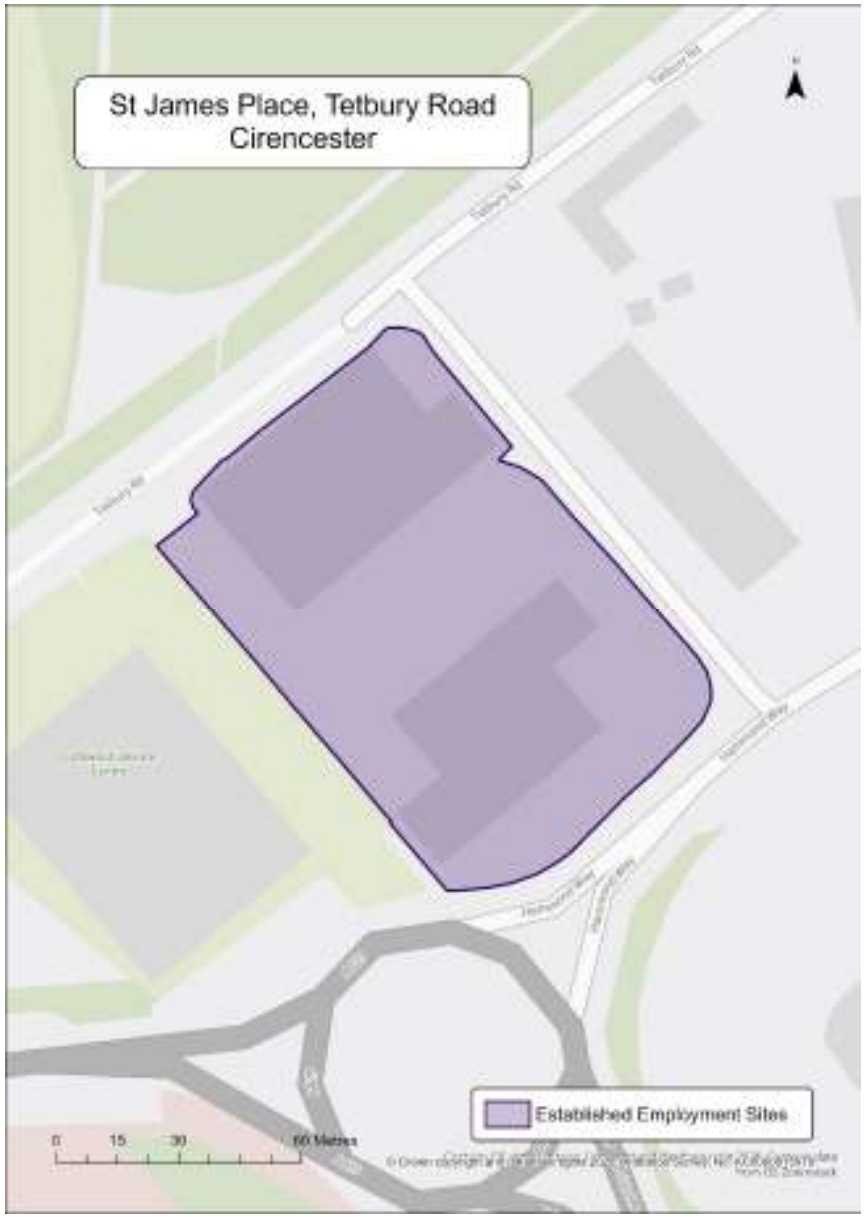

Paxford Brickworks (Northcott Business Park)
Blockley
Established Employment Sites
0
80
160
320 Metres


Phoenix Way
Cirencester
Established Employment Sites
0
30
60
120 Metres


Priory Industrial Estate
Tetbury
Established Employment Sites
0
30
60
120 Metres


Querns Business Centre
Cirencester
Established Employment Sites
0
15
30
60 Metres


Seyfried (Bird Industrial Estate)
Mickleton
Established Employment Sites
0
50
100
200 Metres


St James Place, Tetbury Road
Cirencester
Established Employment Sites
0
15
30
60 Metres


Tetbury Industrial Estate
Tetbury
Established Employment Sites
0 15 30 60 Metres


The Sitch
Longborough
Established Employment Sites
0 50 100 200 Metres


TT Electronics, London Road (A417)
Fairford
Established Employment Sites
0 30 60 120 Metres

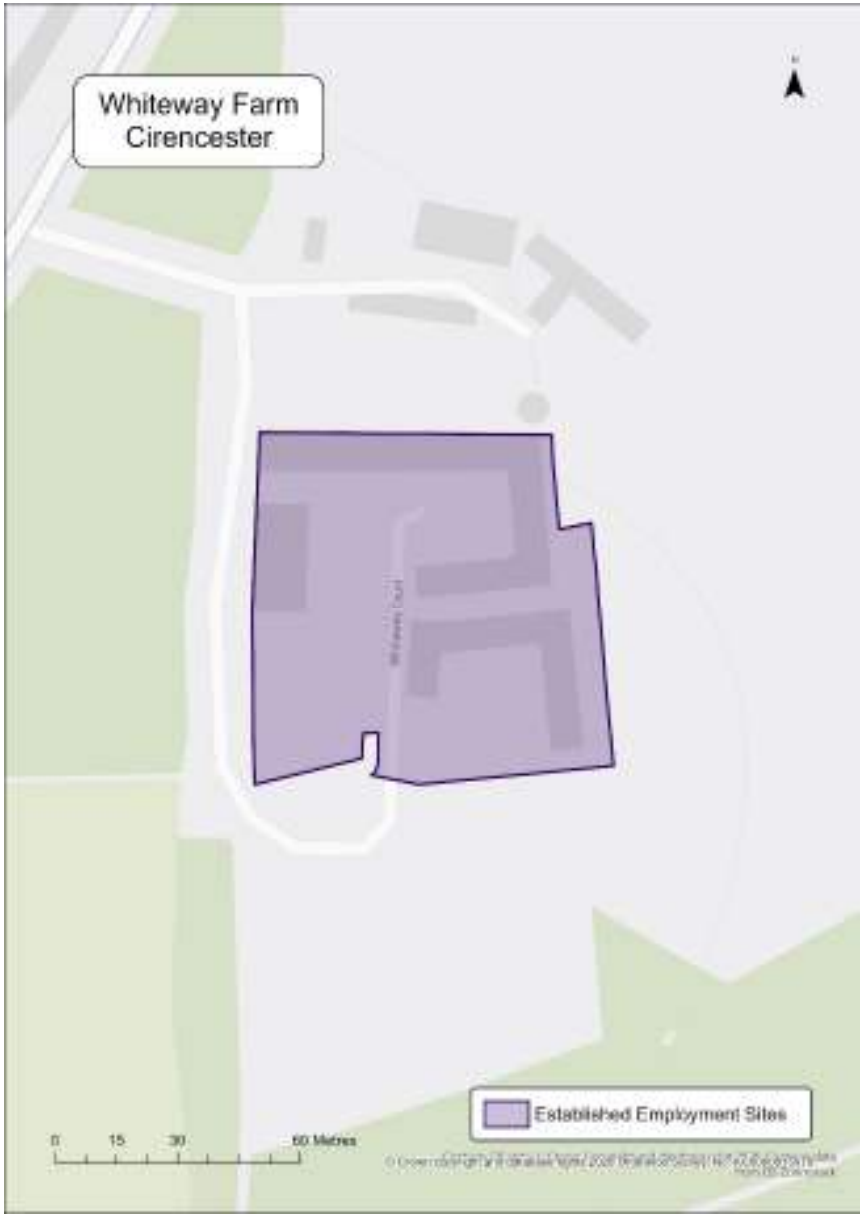

Upper Rissington Business Park
Upper Rissington
Established Employment Sites
0 15 30 60 Metres


Village Farm
Preston
Preston
Established Employment Sites
0
30
60
120 Metres


Watermoor Point
Cirencester
Established Employment Sites
0
30
60
120 Metres


Weston Industrial Estate
Weston-sub-Edge
Established Employment Sites
0
50
100
200 Metres

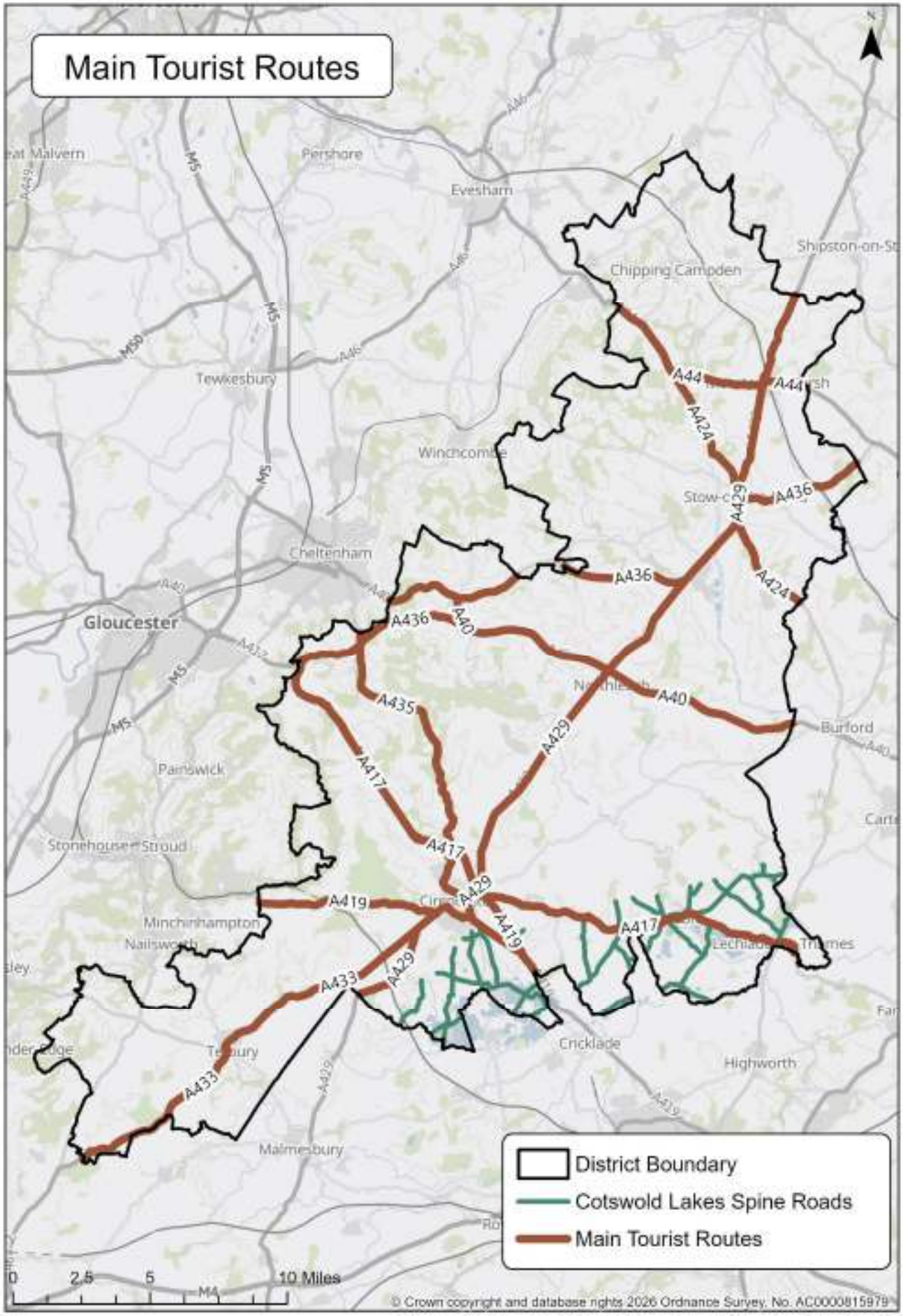

Whelford Lane Industrial Estate
Fairford
Established Employment Sites
0
30
60
120 Metres


Whiteway Farm
Cirencester
Established Employment Sites
0 15 30 60 Metres


Willersey Industrial Estate
Willersey
Established Employment Sites
0 30 60 120 Metres

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Appendix 12
Main Tourist Routes

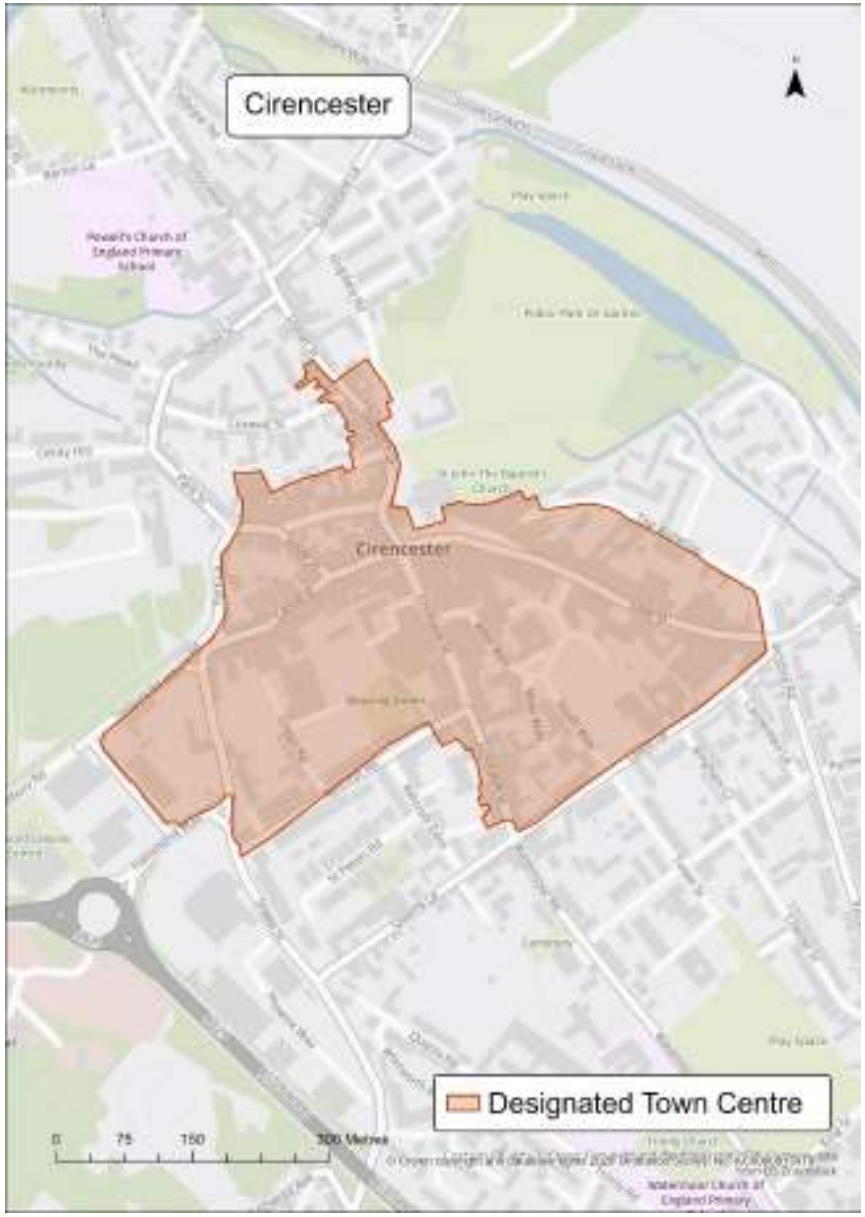


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Appendix 13
Designated Town Centres

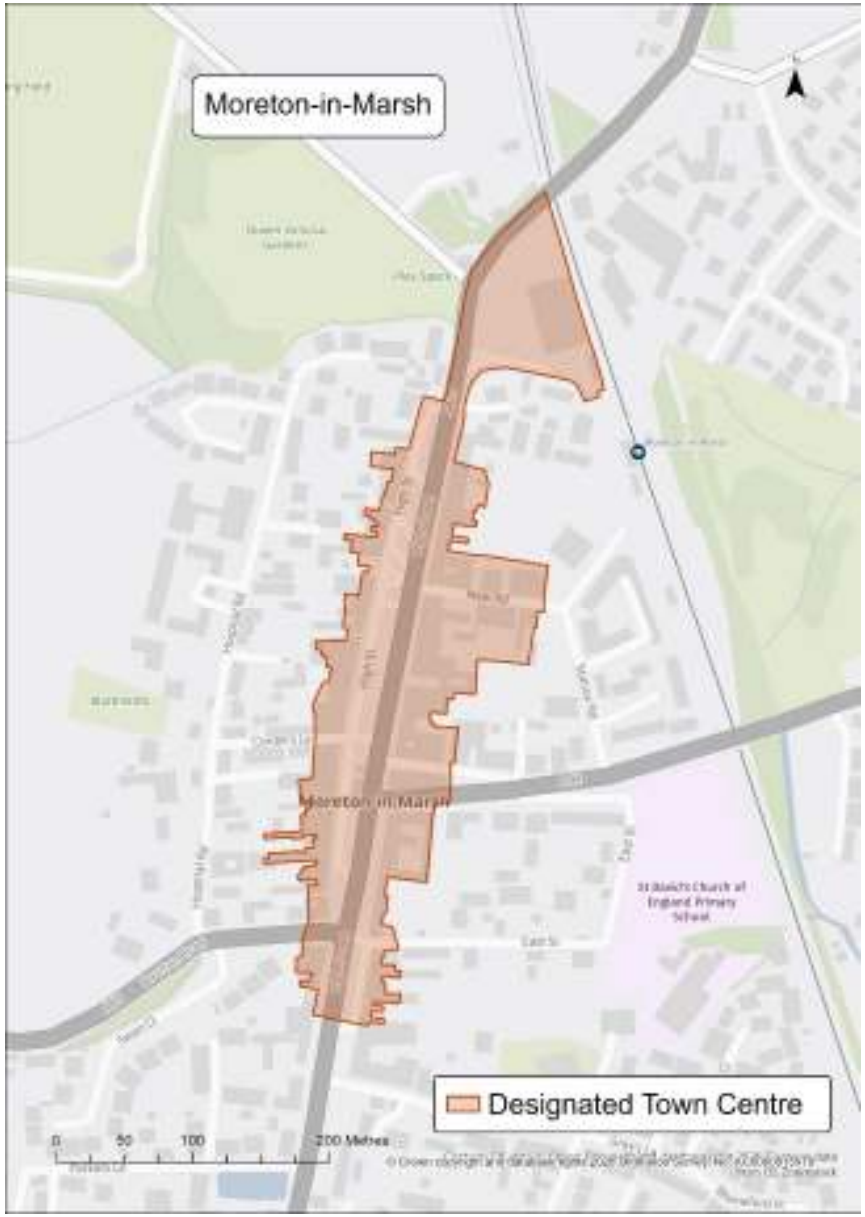





Cirencester
Cirencester
Designated Town Centre
0
75
150
300 Metres


Fairford
Designated Town Centre
0
25
50
100 Metres


Lechlade
Lechlade on Thames
Designated Town Centre
0 25 50 100 Metres


Moreton-in-Marsh
Designated Town Centre
0 50 100 200 Metres


Northleach
Northleach
Designated Town Centre
0
15
30
60 Metres

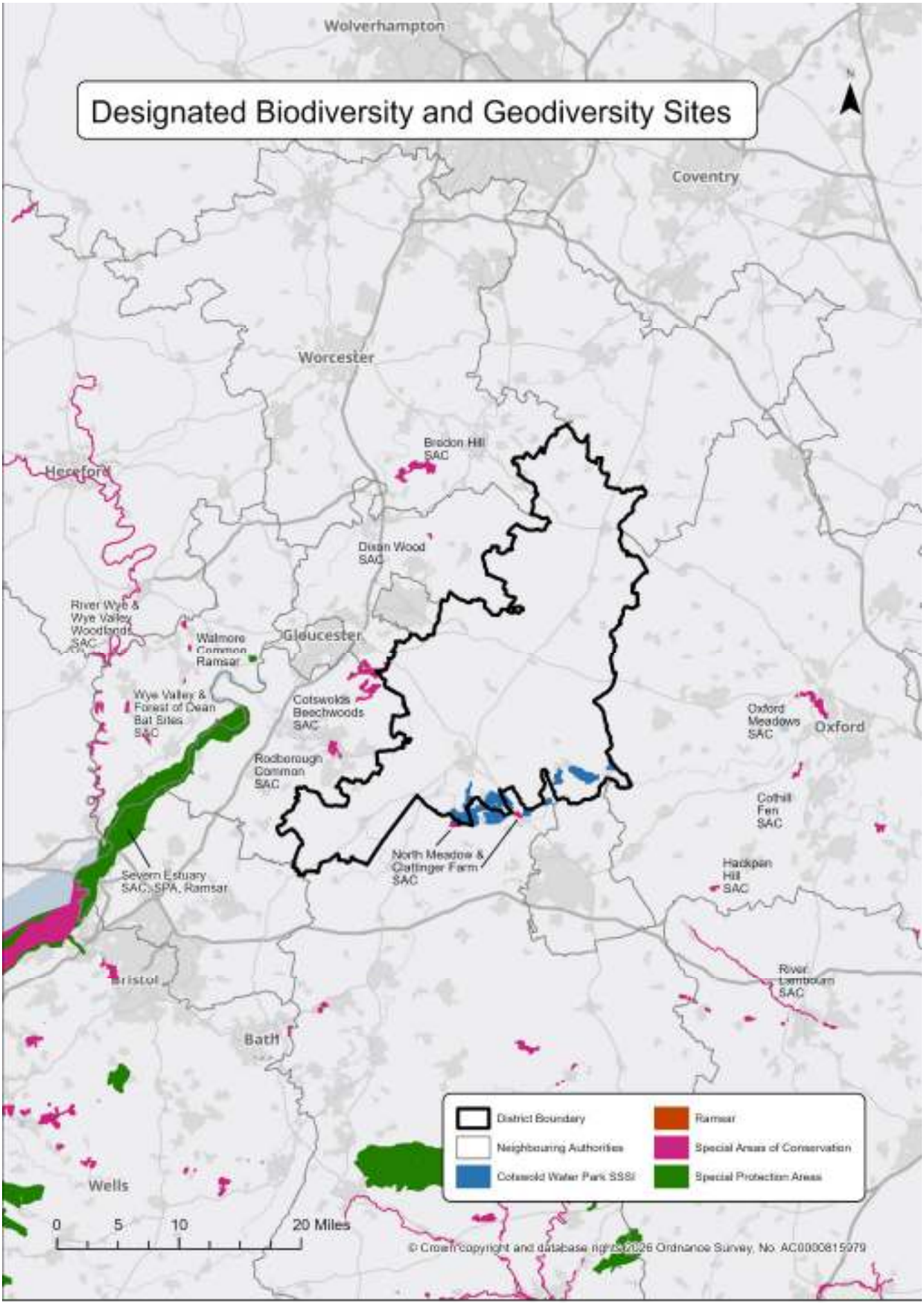

South Cerney
Designated Town Centre
0
15
30
60 Metres
South Cerney


Stow-on-the-Wold
Designated Town Centre


Tetbury
Designated Town Centre

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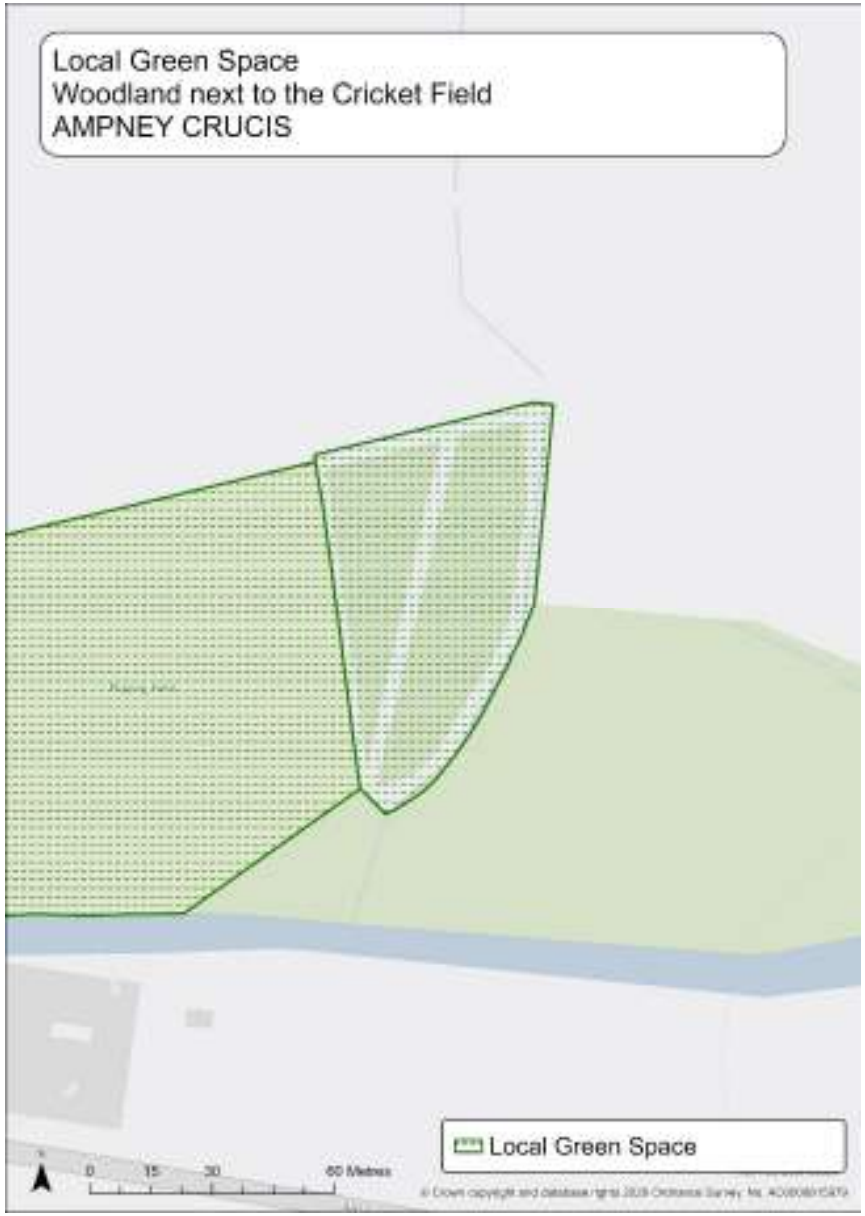
Appendix 14
Designated Biodiversity and Geodiversity Sites



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Appendix 15
Local Green Spaces






Local Green Space
Upper Kitchen Garden's
BIBURY
Local Green Space
0
15
30
60 Metres


Local Green Space
Lower Kitchen Garden's
BIBURY
Local Green Space
0
15
30
60 Metres


Local Green Space
Land next to the Village Hall
BLEDINGTON
Bledington
Local Green Space
0
15
30
60 Metres


Local Green Space
Blockley Mill (also known as Water Board site) -
(Adopted 2018)
BLOCKLEY
Local Green Space
0
15
30
60 Metres


Local Green Space
Springvale Allotments
BOURTON-ON-THE-WATER
Local Green Space
0
15
30
60 Metres


Local Green Space
Bourton Chase
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres


Local Green Space
Conigers footpath – Ridge and Farrow Field
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres


Local Green Space
Burghfield House Field
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres

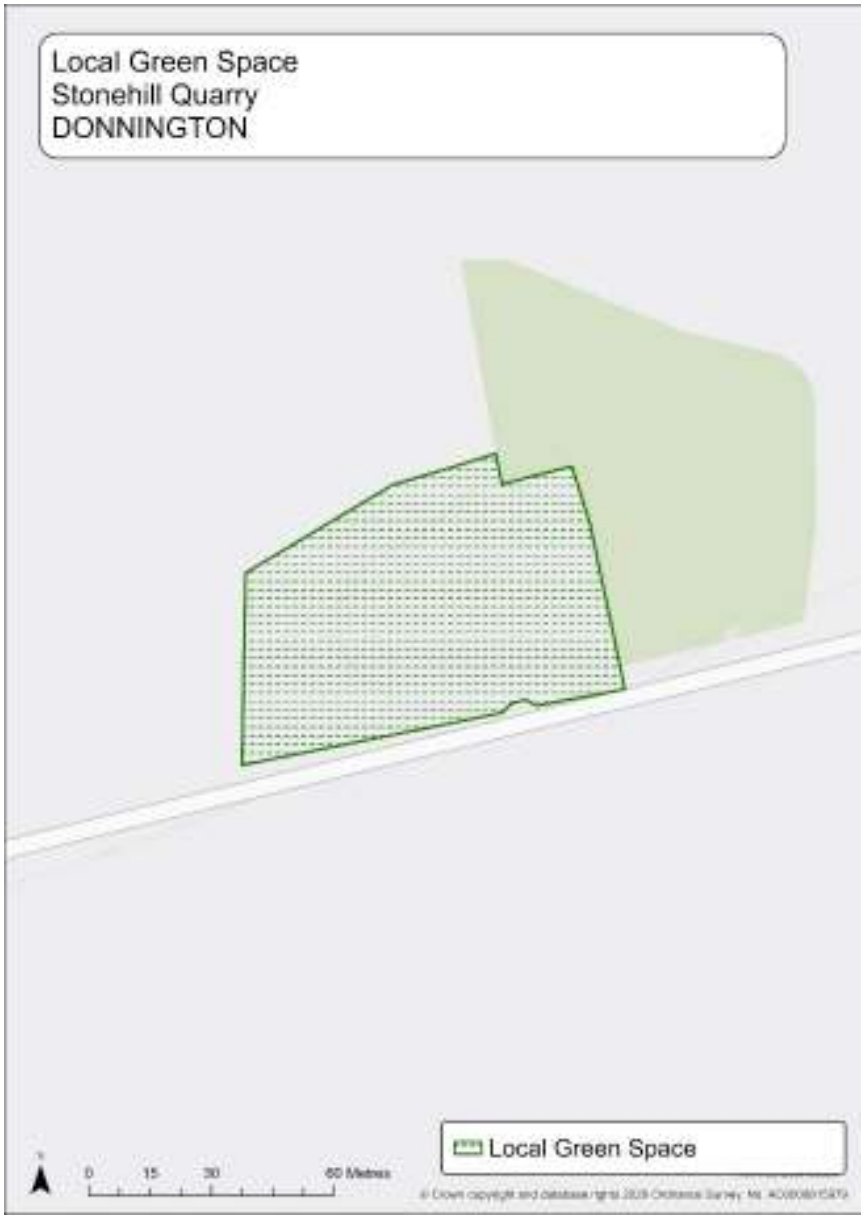

Local Green Space
Manor Fields - (Adopted 2018)
BOURTON-ON-THE-WATER
Local Green Space
0
30
60
120 Metres


Local Green Space
Land adjacent to Close Cottage - (Adopted 2018)
CHURCH WESTCOTE
Local Green Space
0
15
30
60 Metres


Local Green Space
The Humpty Dumps - (Adopted 2018)
CIRENCESTER
Local Green Space
0
30
60
120 Metres


Local Green Space
Coates Meadow
COATES
Coates
Local Green Space
0
30
60
120 Metres


Local Green Space
Didmarton Playing Field
DIDMARTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Stonehill Quarry
DONNINGTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Saxon Fields
EBRINGTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Keble Fields
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Honeybone Green Space Play Area
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Milking Path
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Faulkners Close
FAIRFORD
Local Green Space
0
15
30
60 Metres

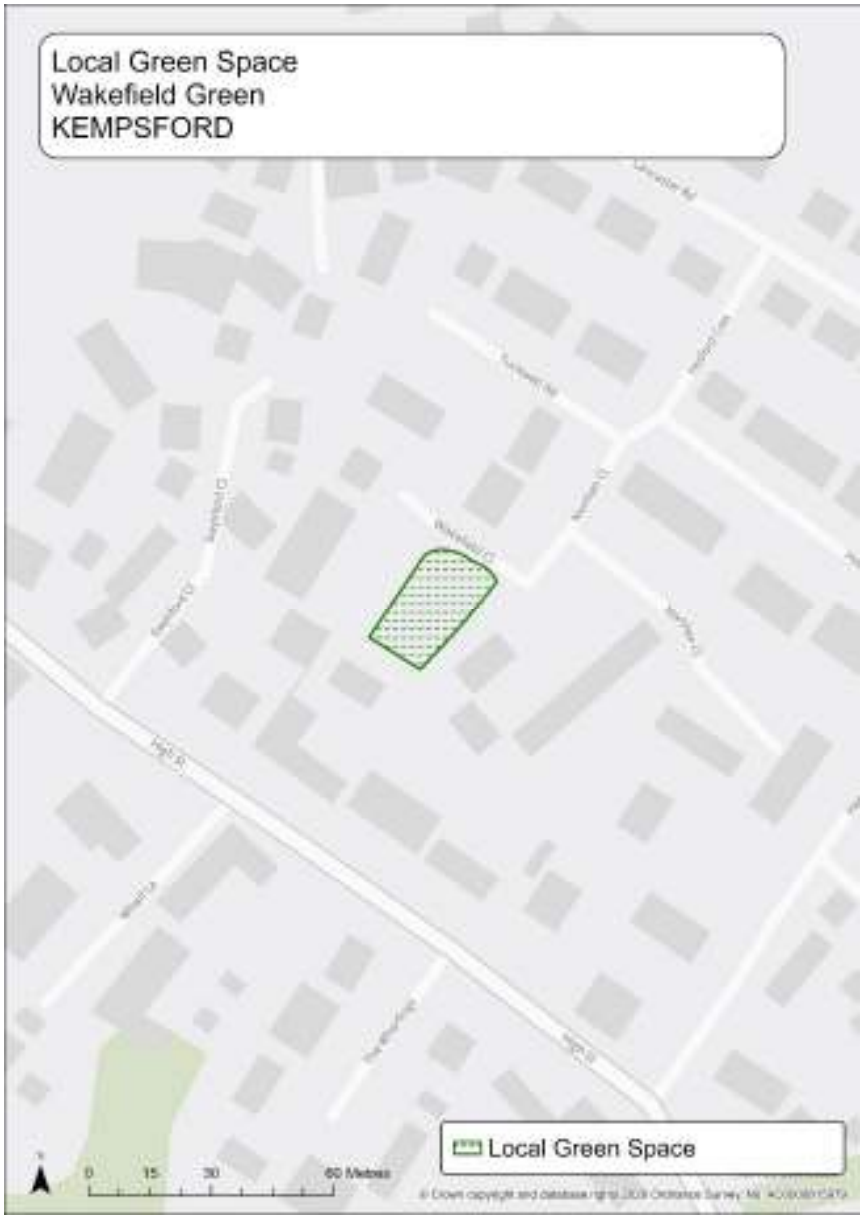

Local Green Space
Queens Field
FAIRFORD
Local Green Space
0
15
30
60 Metres


Local Green Space
Community Gardens at Station Road - (Adopted 2018)
KEMBLE
Local Green Space
0
15
30
60 Metres

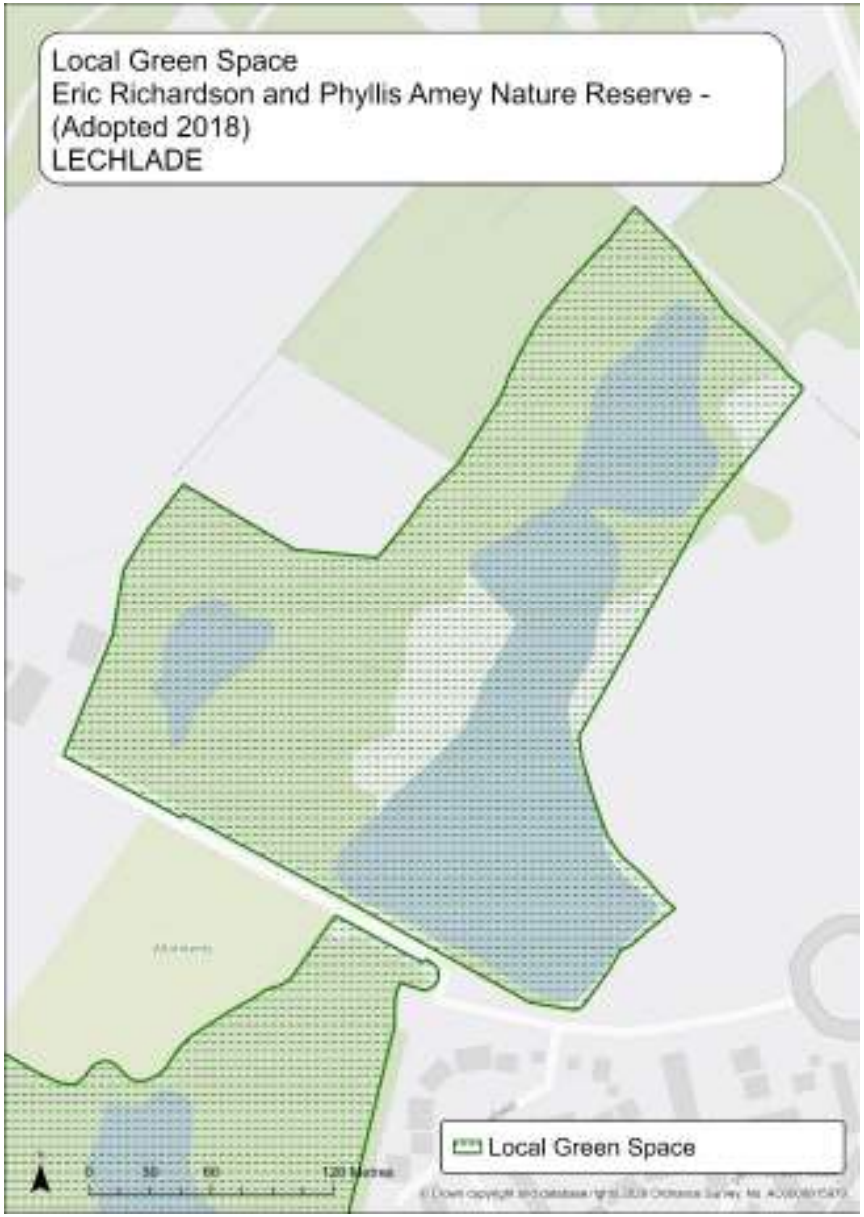

Local Green Space
Playing Field at Clayfurlong - (Adopted 2018)
KEMBLE
Local Green Space
0
15
30
60 Metres


Local Green Space
Green at West Lane - (Adopted 2018)
KEMBLE
Local Green Space
0 15 30 60 Metres


Local Green Space
Hazel View Recreation Ground
KEMPSFORD
Local Green Space
0 15 30 60 Metres


Local Green Space
Wakefield Green
KEMPSFORD
Local Green Space
0 15 30 60 Metres


Local Green Space
The Matara
KINGSCOTE
Local Green Space
0 30 60 120 Metres


Local Green Space
Eric Richardson and Phyllis Amey Nature Reserve -
(Adopted 2018)
LECHLADE
Local Green Space


Local Green Space
Play Area Leighterton
LEIGHTERTON
Leighterton
Local Green Space


Local Green Space
Sweeting Corner
LITTLE RISSINGTON
Little Rissington
Local Green Space
0
15
30
60 Metres


Local Green Space
Naunton Playing Field
NAUNTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Site B
POULTON
Poulton
Local Green Space
0
30
60
120 Metres


Local Green Space
Site C
POULTON
Local Green Space
0
15
30
60 Metres


Local Green Space
Playing Fields, Park Way - (Adopted 2018)
SIDDINGTON
Upper Siddington
Local Green Space
0 30 60 120 Metres


Local Green Space
Allotments, Ashton Road - (Adopted 2018)
SIDDINGTON
Siddington
Local Green Space
0 15 30 60 Metres


Local Green Space
Upper Up Playing Field - (Adopted 2018)
SOUTH CERNEY
Local Green Space
0
50
100
200 Metres


Local Green Space
Church Lane Allotments - (Adopted 2018)
SOUTH CERNEY
Local Green Space
0
15
30
60 Metres


Local Green Space
Preston Park
TETBURY
Local Green Space
0
30
60
120 Metres

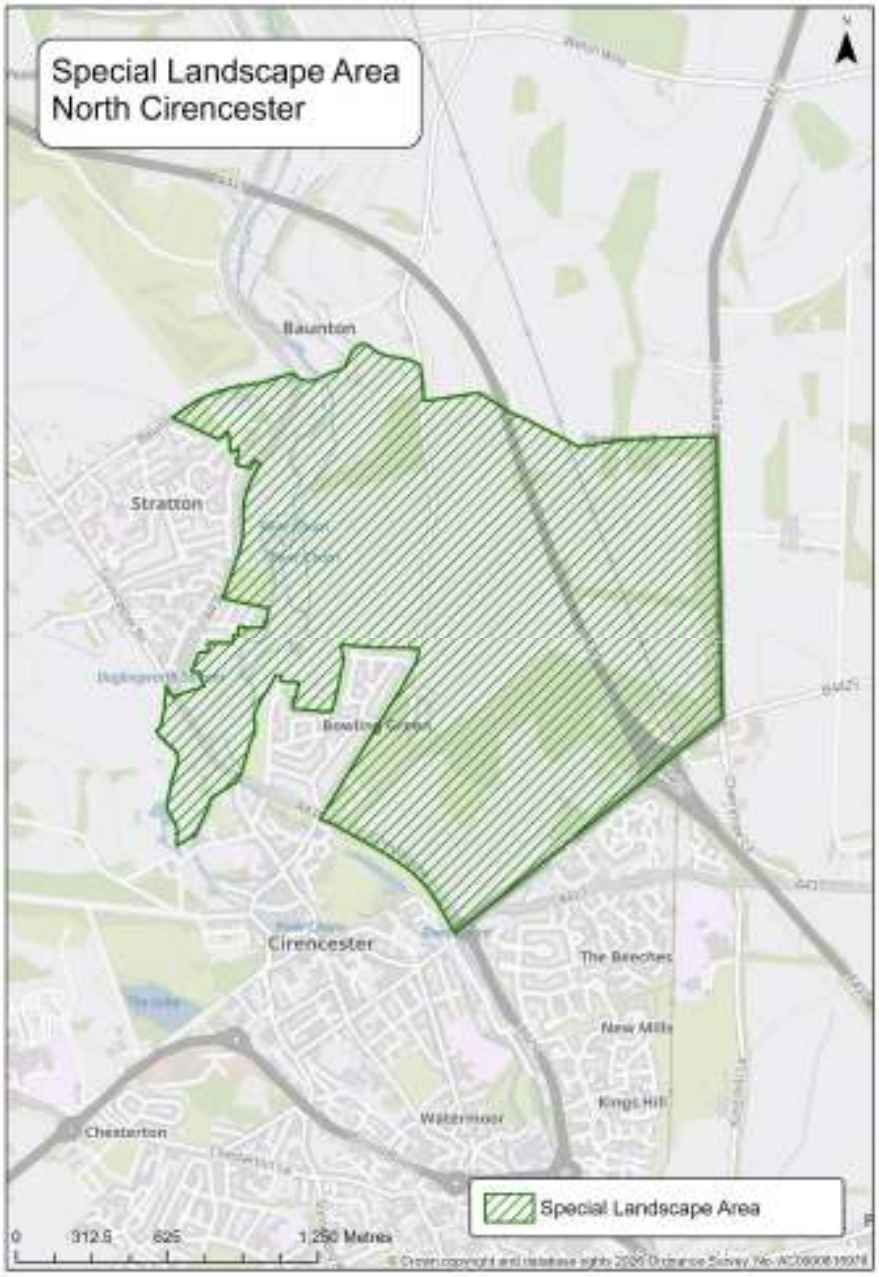

Local Green Space
The Knapp
TETBURY
Local Green Space
0
15
30
60 Metres

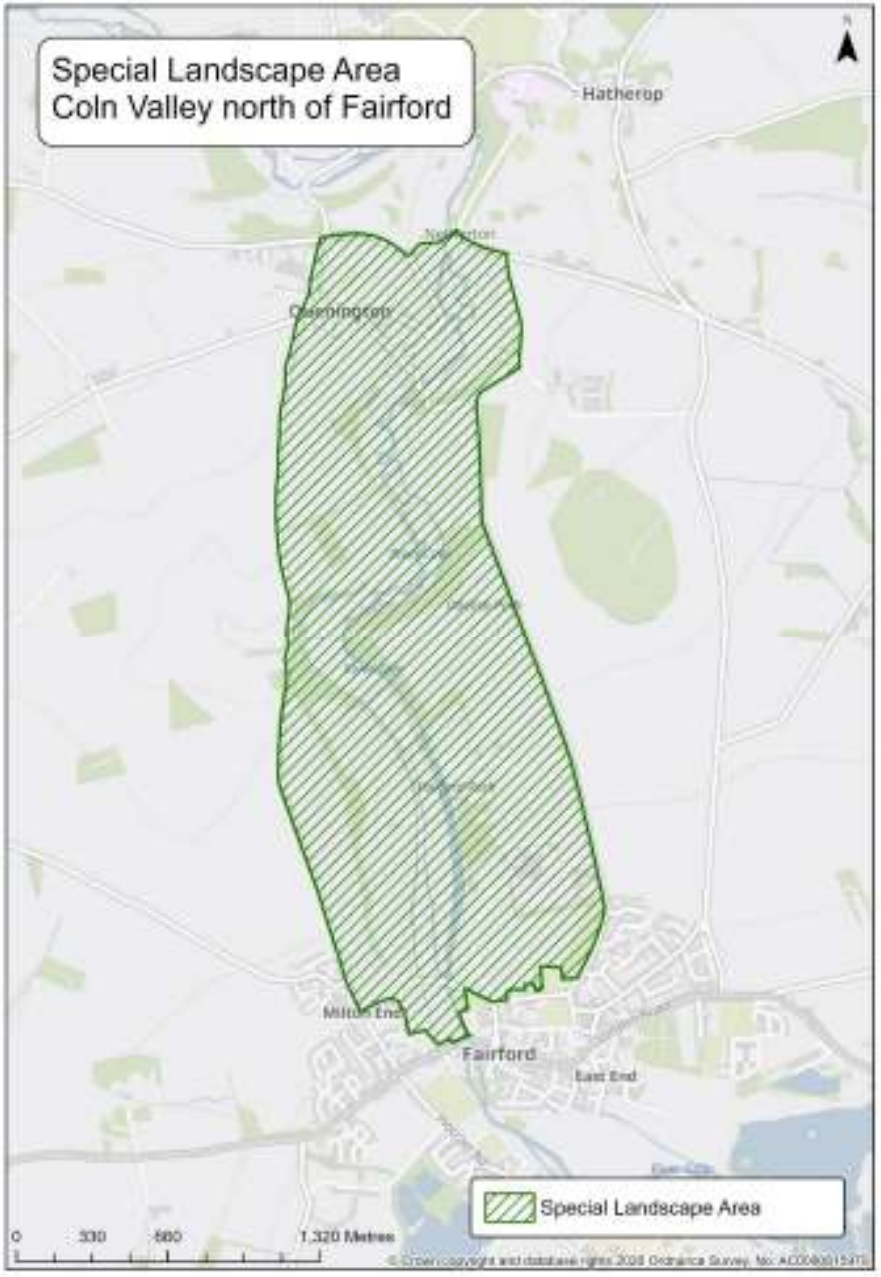

Local Green Space
Berkeley Wood
TETBURY
Local Green Space
0 30 60 120 Metres

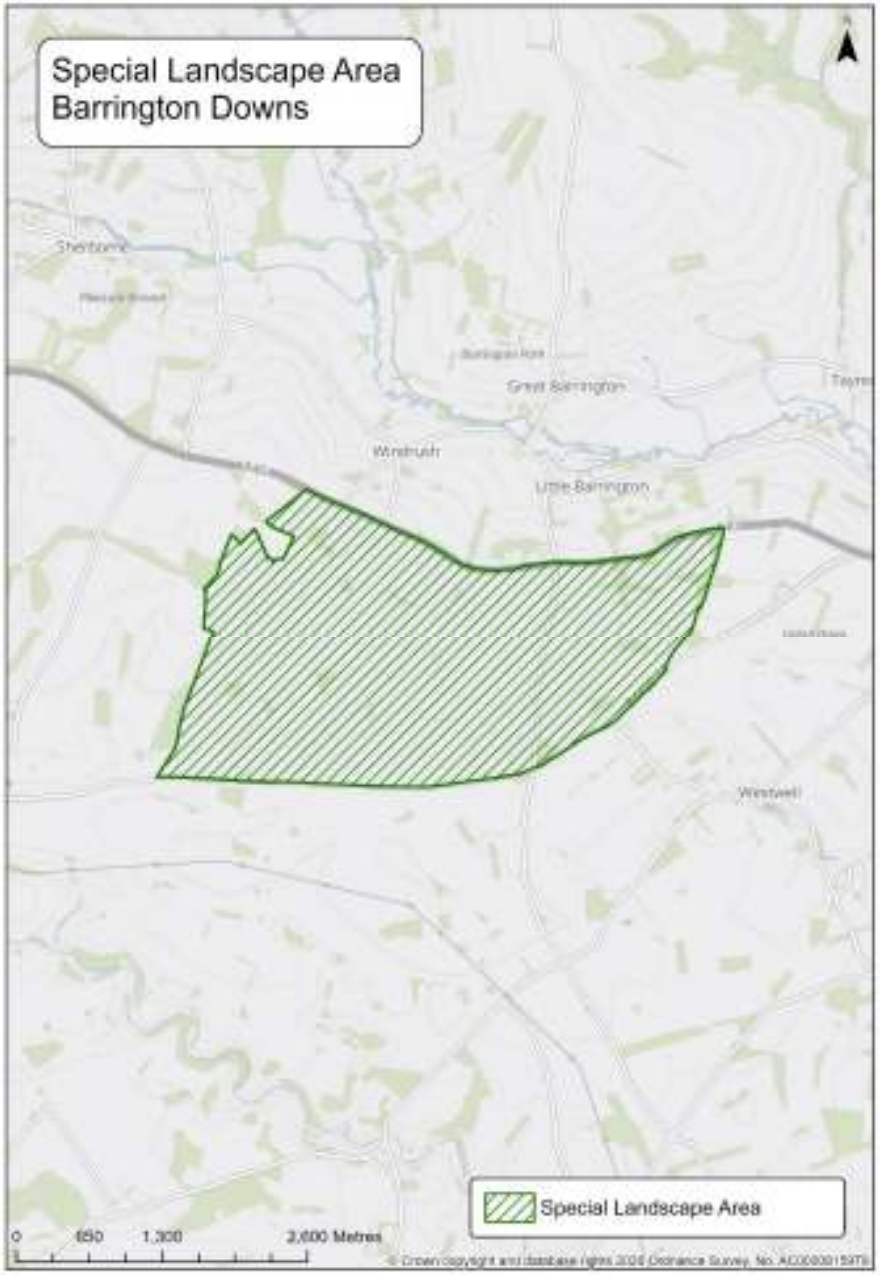

Local Green Space
Land on the Corner of Friday & Church Street
WESTON SUBEDGE
Local Green Space
0 15 30 60 Metres

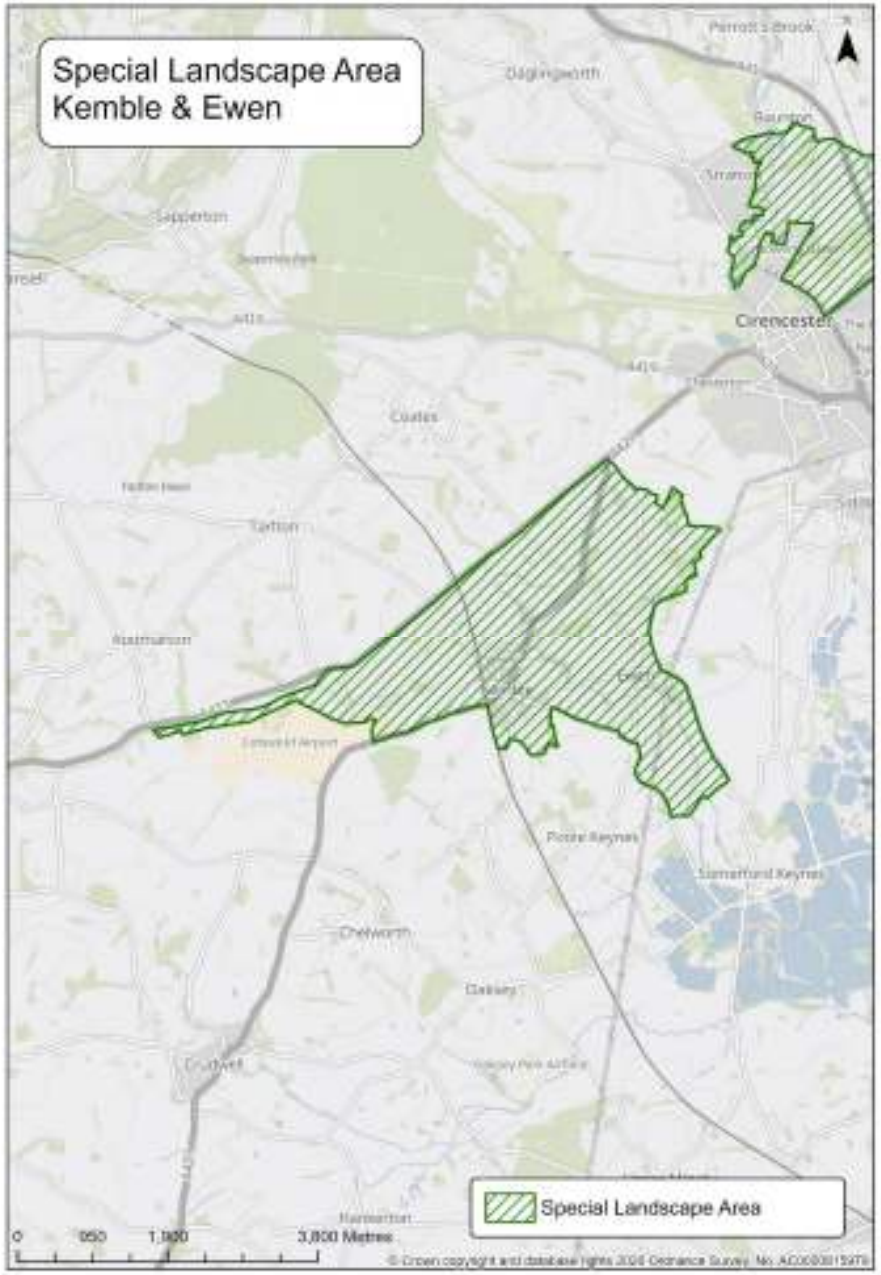

Local Green Space
Orchard Ley
WILLERSEY
Local Green Space
0
15
30
60 Metres

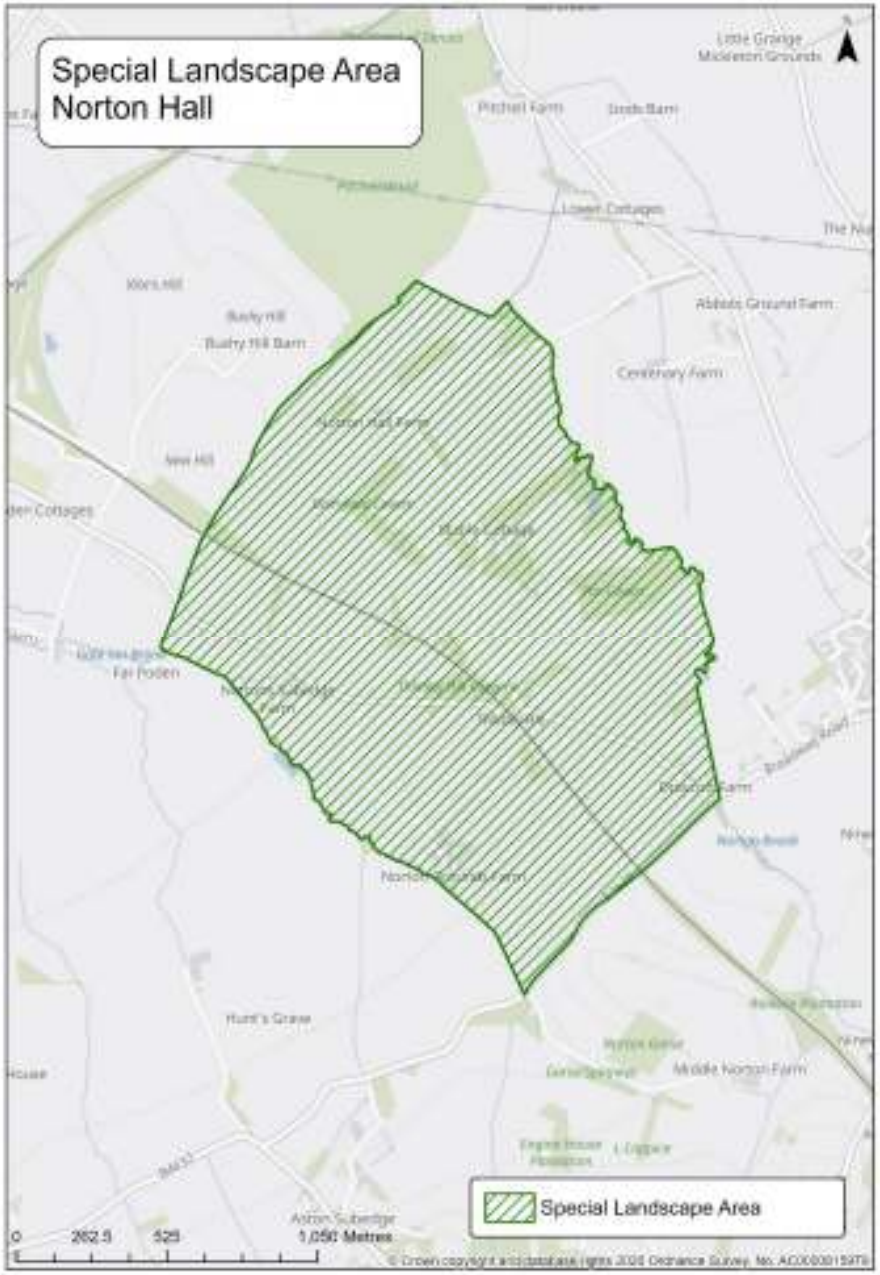
Appendix 16
Special Landscape Areas

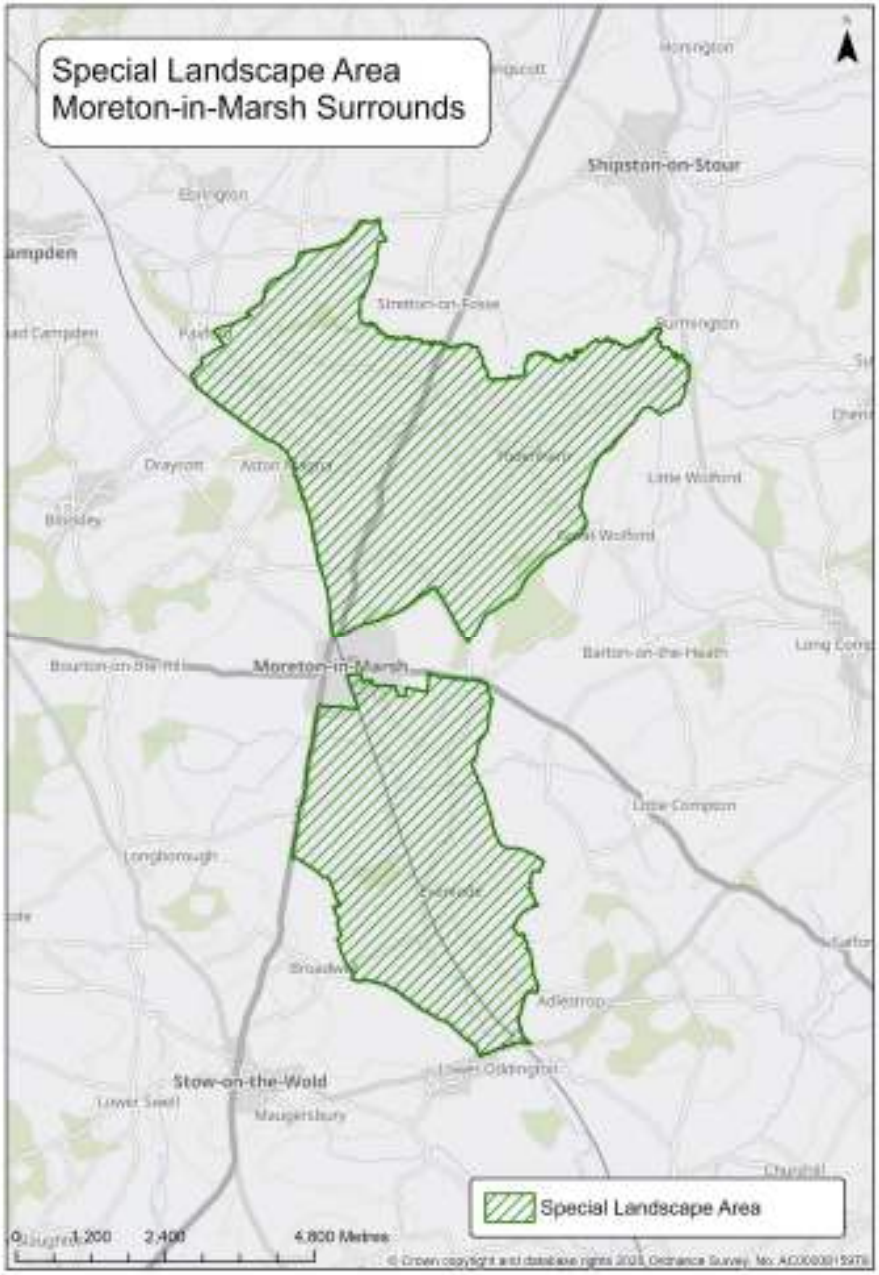





Special Landscape Area
Barrington Downs
Great Barrington
Windrush
Little Barrington
Special Landscape Area
0
650
1,300
2,600 Metres


Special Landscape Area
Kemble & Ewen
Cirencester
Coates
Tarlton
Rodmarton
Chedworth
Special Landscape Area
0
650
1,300
3,800 Metres

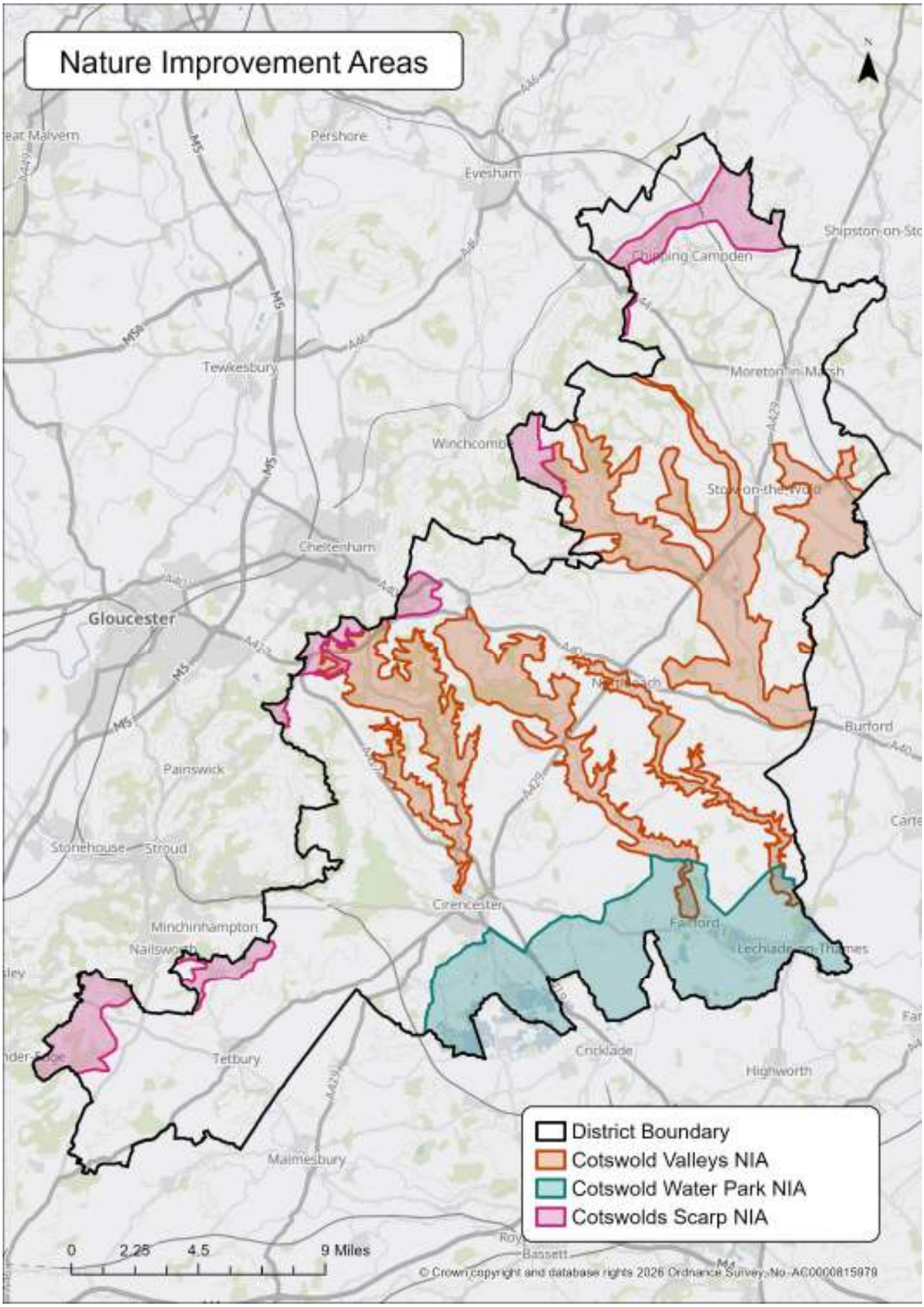

Special Landscape Area
Norton Hall
Special Landscape Area
0
262.5
525
1,050 Metres


Special Landscape Area
Moreton-in-Marsh Surrounds
Shipston-on-Stour
Moreton-in-Marsh
Stow-on-the-Wold
Special Landscape Area
0
1,200
2,400
4,800 Metres

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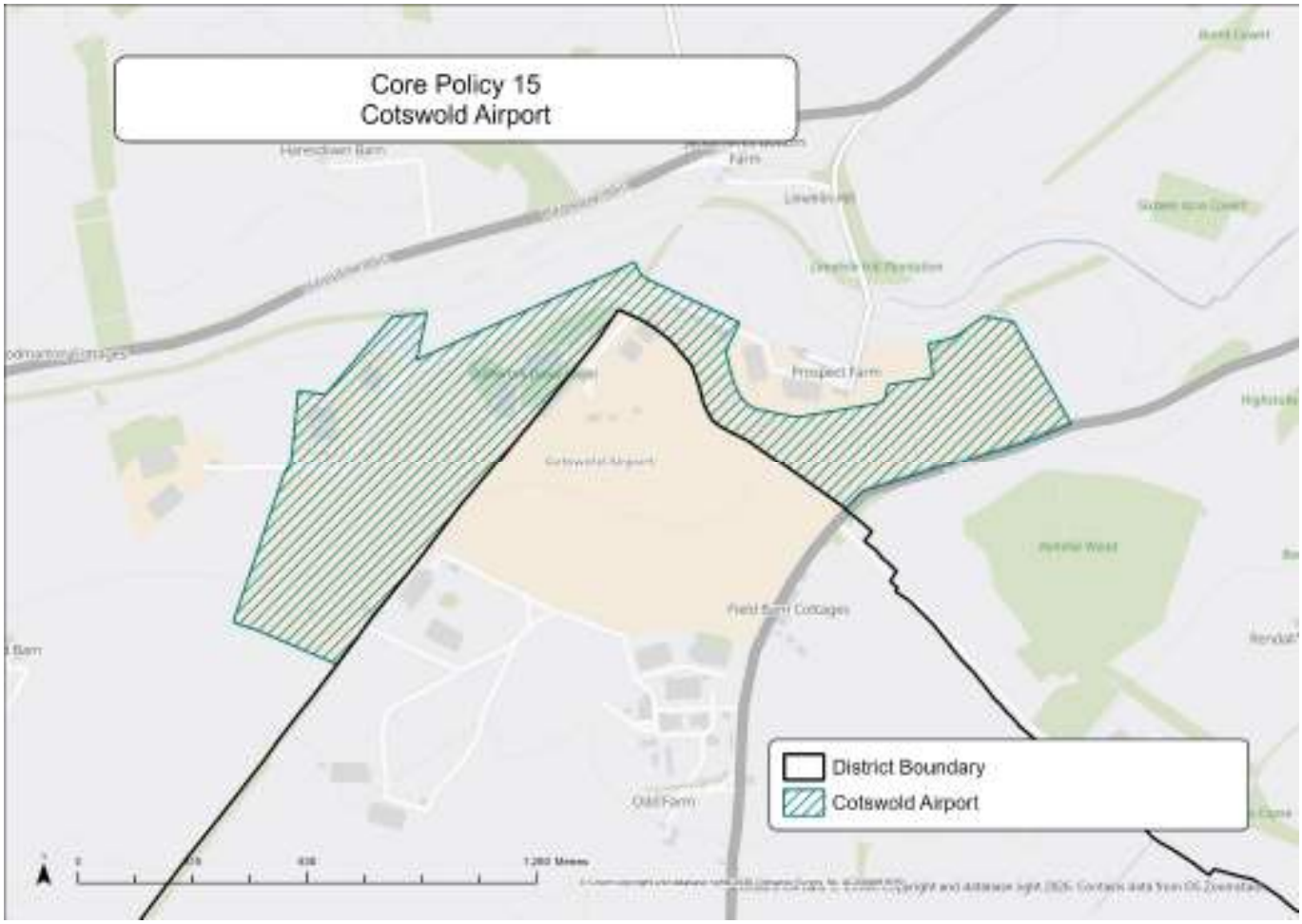
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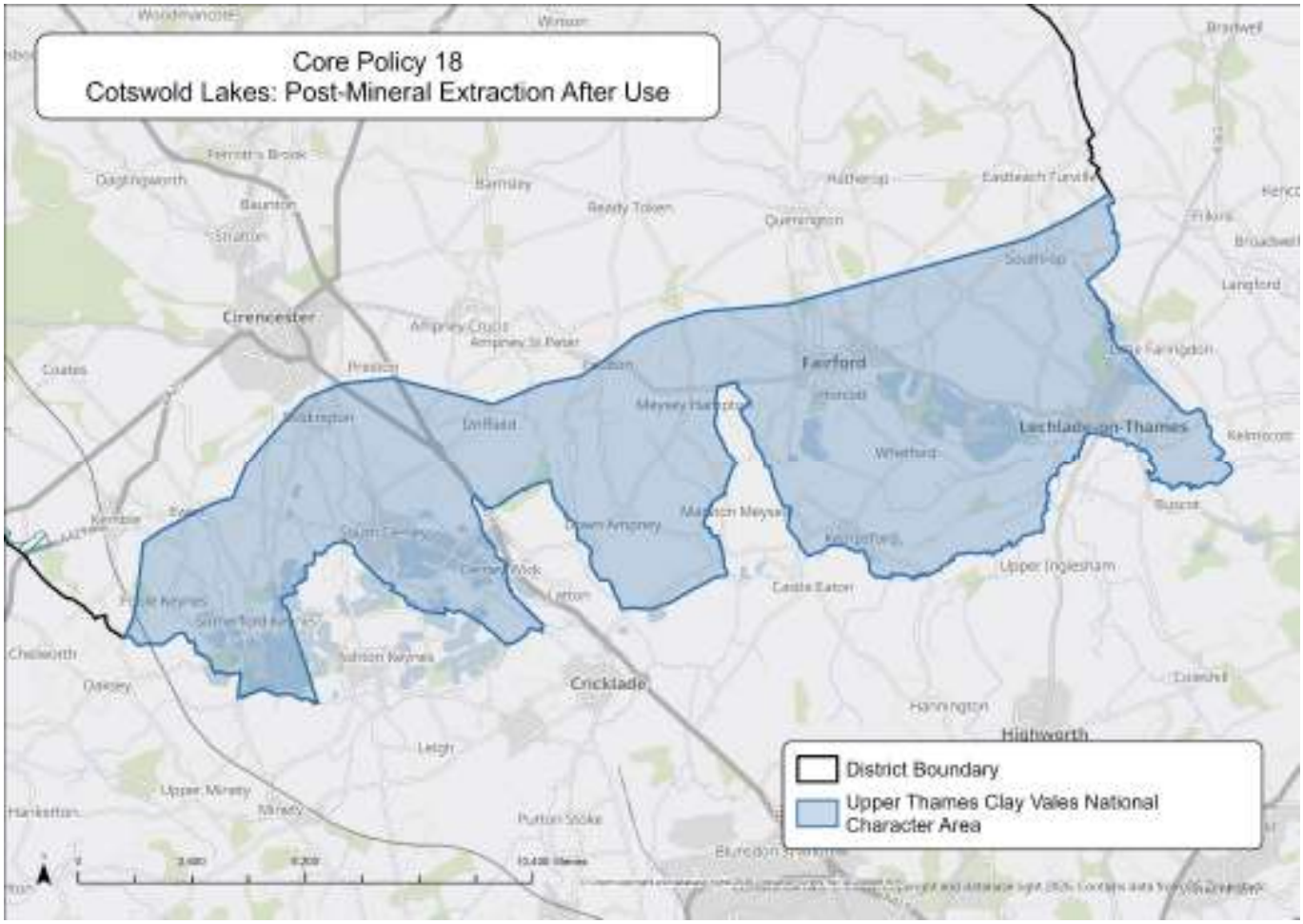
Nature Improvement Areas



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Appendix 18
Other Policy Maps





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Appendix 19

Former Cheltenham to Stratford-upon-Avon Railway Line



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Appendix 20
Monitoring Framework

Monitoring is an essential part of Local Plan implementation, ensuring that policies are delivered effectively and achieve their intended outcomes. The Monitoring Framework supports the implementation of **Core Policy 74: Monitoring and Implementation,** by identifying the Local Plan's strategic objectives, the policies that support their delivery, and the targets and indicators used to measure progress. Monitoring will be reported through the Authority Monitoring Report (AMR) in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Strategic Objective 1: Ensure infrastructure and services support sustainable communities

- Help to deliver infrastructure, services, and facilities that meet the needs of residents and businesses.
- Ensure the required infrastructure and services, as set out in the Infrastructure Delivery Plan, are delivered in a timely manner.

Relevant Policies

- Core Policy 4: Settlement Hierarchy
- Core Policy 6: Infrastructure Delivery
- Core Policy 8: Cirencester and Surrounding Villages Area Strategic Infrastructure
- Core Policy 9: Safeguarding of Land for Strategic Infrastructure Schemes in the Cirencester and Surrounding Villages Area Strategy
- Core policy 13: South Cotswold Strategic Infrastructure Delivery
- Core Policy 14: Safeguarding of Land for Strategic Infrastructure Schemes in the South Cotswold Area
- Core Policy 20: North Cotswold Strategic Infrastructure Delivery
- Core Policy 51: Town Centre Uses
- Core Policy 42: New Local Centres
- Core Policy 64: Water Management Infrastructure
- Core Policy 70: Green and Blue Infrastructure
- Core Policy 72: Social and Community Infrastructure
- Core Policy 73: Telecommunications Infrastructure

Target	Performance Measure
To deliver strategic infrastructure in accordance with the timeframes identified within the Infrastructure Delivery Plan (IDP)	Proportion of infrastructure projects delivered in line with IDP timeframes. Delivery of infrastructure alongside allocated sites in each area strategy. Citation of Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.
To ensure new development is supported by appropriate infrastructure, services, and facilities.	Number of planning permissions granting development with infrastructure secured through S106/CIL. Delivery of infrastructure aligned with housing and employment completions.
To promote the continued role and function of town centres and local centres	Net gain or loss of retail and town centre floorspace by type and location. Changes in the mix of town centre uses (street level). Vacancy rates within town and local centres.
To ensure provision of green and blue infrastructure and telecommunications infrastructure keeps pace with growth	Proportion of green infrastructure projects delivered in line with IDP timeframes. Delivery of green infrastructure alongside allocated sites in each area strategy. Delivery of water management infrastructure schemes identified in the IDP. Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds. Coverage and improvements in telecommunications infrastructure (where data is available).

Target	Performance Measure
To ensure the protection of existing community spaces and provide social and community infrastructure where needed	Net gain or loss of social and community facilities by type and location Number of planning decisions citing relevant policies (including approvals, conditions, refusals, and appeal outcomes). Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.

Mitigation Actions

- Liaise with infrastructure providers, developers, development management and statutory consultees to identify barriers to delivery and implement measures to accelerate provision, including the effective use of S106/CIL.
- Keep the Infrastructure Delivery Plan under regular review to respond to changes in phasing and infrastructure requirements.
- Engage with local communities, town and parish councils, and service providers to monitor the performance of town centres, infrastructure provision, and community facilities, and take appropriate action where monitoring indicates under-delivery.

Strategic Objective 2: Respond to the climate crisis through adaptation and mitigation

- Require new housing development to be zero-carbon and climate-resilient.
- Support the provision of renewable energy schemes and promote community owned renewable initiatives.
- Locate development away from flood-prone areas, treat rainwater as a resource and promote water and energy efficiency.

Relevant Policies:

- Core Policy 1: Addressing Climate Change
- Core Policy 26: Retrofitting and Decarbonisation of Existing Buildings
- Core Policy 27: Net Zero Carbon New Buildings
- Core Policy 28: Renewable and Low Carbon Energy Generation, Storage and Transmission
- Core Policy 29: Wind Energy Development
- Core Policy 30: Roof-Mounted and Ground-Mounted Solar Panels

- Core Policy 31: Community Renewable Energy Schemes
- Core Policy 32: Low Carbon Heat Networks
- Core Policy 60: Biodiversity and Geodiversity
- Core Policy 63: Managing Flood Risk
- Core Policy 64: Water Management Infrastructure
- Core Policy 65: Watercourses
- Core Policy 66: Pollution and Contaminated Land
- Core Policy 67: Air Quality

Target	Performance Measure
Increase delivery of net zero carbon development	Percentage of qualifying developments approved and completed that meet Local Plan net zero carbon standards.
Reduce reliance on fossil fuels and increase use of new low carbon heating systems for new developments	Percentage of qualifying developments using low-carbon heating systems
Reduce operational energy demand from new development	Percentage of qualifying developments approved and completed that achieve the Local Plan space energy demand targets: • <30 kWh/m² GIA/year before 2031. • <15-20 kWh/m² GIA/year from 2031 onwards.
Applications for new dwellings must demonstrate an EUI of no more than 40 or 35 kWh/m^2 GIA/yr (year dependent)	Number and percentage of new residential developments achieving the EUI standard.
All new warehouses and light industrial units (heated) shall achieve an EUI of no more than 35 kWh/m^2 GIA/yr	Land area and percentage of new warehouse and light industrial development achieving an EUI of no more than 35 kWh/m^2 GIA/yr.
All new student/keyworker accommodation shall achieve an EUI of no more than 55 kWh/m^2 GIA/yr	Number of dwellings/bedspaces and percentage of new student/keyworker accommodation achieving an EUI of no more than 55 kWh/m^2 GIA/yr.
All new care homes shall achieve an EUI of no more than 150 kWh/m2 GIA/yr	Floorspace and percentage of new care homes achieving an EUI of no more than 150 kWh/m2 GIA/yr.
All new offices, retail, HE teaching facilities and GP surgeries shall achieve an EUI of no more than 70 kWh/m^2 GIA/yr	Floorspace and percentage of new office retail, HE teaching facilities and GP surgery development achieving an Energy Use Intensity of no more than 70 kWh/m2 GIA/yr.
New development shall be constructed without connection to the national/central gas grid.	Number of new developments connected to the gas grid.
New buildings shall be constructed to provide primary sources of space heating, cooling, hot water and cooking by means of non-fossil fuels.	Number of planning permissions where fossil fuels are used on site provide space heating, cooling, hot water or cooking.

Renewable energy should be generated on-site for all new developments, where possible.	Percentage of new development generating renewable energy on-site. Amount of renewable energy generation through new development (kWh).
Developments will include Sustainable Drainage System (SuDS) and ensure existing run-off is either demonstrably reduced or at least neutral	Number of new developments incorporating SuDS and demonstrating reduced and/or neutral run-off.
New dwellings must demonstrate a water efficiency standard of 110 litres per person per day	Percentage of qualifying dwellings achieving 110 litres/person/day standard.
Reduce flood risk	Number of new developments achieving a minimum of 600mm river flood level.
Development should include a 10m buffer zone along a watercourse to conserve and enhance biodiversity, where demonstrably possible.	Number of new developments with a 10m buffer along a watercourse.

Mitigation Actions

- Liaise with the relevant stakeholders on the challenges around delivery of renewable energy proposals and increasing overall renewable energy generation in the district
- Liaise with Environmental Health Team, Environment Agency and the Development Management team to review challenges around delivery of the different criterion of this objective.
- All applications for new development of one or more dwellings or greater than 100sqm of non-residential floorspace, and all major refurbishment and major change of use, must submit a Climate Change and Sustainability Statement covering the topics and level of detail proportionate to the scale and type of development as per Appendix 1.

Strategic Objective 3: Conserve and enhance the natural, built and historic environment

- Preserve the high quality, local distinctiveness and diversity of the natural and historic environment.
- Support the sympathetic retrofit of historic buildings.
- Conserve and enhance the distinct character of the Cotswold National Landscape, open countryside and water quality.
- Promote high-quality, sustainable design and green infrastructure that supports health and wellbeing and the Local Nature Recovery Strategy.

Relevant Policies

- Core Policy 7: Cirencester and Surrounding Villages Area Strategy
- Core Policy 10: Cirencester Central Area Strategy
- Core policy 12: South Cotswold Strategy Area
- Core Policy 16: Thames and Severn Canal
- Core Policy 17: The River Thames
- Core Policy 18: Cotswold Lakes; Post-Mineral Extraction After Use
- Core Policy 19: North Cotswold Strategy Area
- Core Policy 22: Gloucester and Cheltenham Green Belt
- Core Policy 53: The Historic Environment
- Core Policy 54: Listed Buildings
- Core Policy 55: Conservation Areas
- Core Policy 56: Non-Designated Heritage Assets
- Core Policy 57: Archaeological Assets
- Core Policy 58: Registered Parks and Gardens
- Core Policy 59: The Conservation of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets)
- Core Policy 60: Biodiversity and Geodiversity
- Core Policy 61: Local Green Space
- Core Policy 62: Landscape
- Core Policy 63: Managing Flood Risk

- Core Policy 64: Water Management Infrastructure
- Core Policy 65: Watercourses
- Core Policy 66: Pollution and Contaminated Land
- Core Policy 67: Air Quality
- Development Policy 10: Trees, Hedgerows and Woodlands
- Development Policy 11: Dark Skies
- Core Policy 68: Planning for Health and Well-Being
- Core Policy 69: Good Design Outcomes and Process
- Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations
- Core Policy 70: Green and Blue Infrastructure

Target	Performance Measure
To conserve and enhance designated heritage assets and their settings	Number of planning applications affecting heritage assets (including Conservation Area, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens) accompanied by a Heritage Statement and consultation of the Historic Environment Record (HER).
Reduce the number of heritage assets at risk	Number of heritage assets included on Historic England's Heritage at Risk Register.
To ensure provision of green and blue infrastructure keeps pace with growth	Number and area (ha) of green infrastructure projects delivered during the monitoring period.
Deliver water management infrastructure identified in the IDP	Number of water management infrastructure schemes completed or under construction.
Reduce flood risk and protect water quality	Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds.
Provide Suitable Alternative Natural Greenspace (SANG) to mitigate recreational pressures on internationally designated sites, where required	Area (ha) of SANG delivered; number of dwellings mitigated through SANG provision.

Target	Performance Measure
Protect and enhance internationally, nationally and locally designated biodiversity and geodiversity sites.	Condition status of SSSIs, NNRs, Local Wildlife Sites and SACs in the District, including North Meadow and Clattinger Farm SAC and Cotswold Beechwoods SAC.
Protect designated Local Green Spaces.	Condition of designated Local Green Spaces and/or number of designated Local Green Spaces lost to development.
To conserve and enhance local landscape character in accordance with the Cotswold Landscape Character Assessment (2026).	Number of developments delivering landscape enhancements identified through approved landscape schemes.
Ensure development incorporates Sustainable Drainage Systems (SuDS).	Percentage of qualifying developments incorporating SuDS.
Reduce surface water run-off from new development	Percentage of qualifying developments demonstrating neutral or reduced surface water run-off
Improve water efficiency in new residential development	Percentage of new dwellings achieving the Local Plan water efficiency standard of 110 litres per person per day or less.
To conserve and enhance biodiversity through the provision of 10m watercourse buffer zones where demonstrably possible.	Number of new developments with a 10m buffer along a watercourse.
Conserve and enhance trees, hedgerows and woodland of landscape, ecological and historic value.	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Protect ancient woodland, veteran trees and other irreplaceable habitats.	Number of developments resulting in the loss of ancient woodland, veteran trees or other irreplaceable habitats within the plan period; Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Deliver measurable biodiversity improvements through development.	Percentage of qualifying developments delivering at least 10% Biodiversity Net Gain (BNG); average BNG achieved.
Support delivery of the Gloucestershire Local Nature Recovery Strategy (LNRS).	Area (ha) of habitat created, restored or enhanced contributing to LNRS priorities and ecological connectivity.

Mitigation Actions

- Work with Natural England, the Environment Agency, Historic England and other relevant stakeholders to ensure the protection, conservation and enhancement of designated environmental, heritage and landscape assets, and to identify emerging risks and delivery challenges
- Work with the Development Management team to monitor the delivery of Biodiversity Net Gain (BNG), Suitable Alternative Natural Greenspace (SANG), green infrastructure, Sustainable Drainage Systems (SuDS) and watercourse buffer zones through planning permissions and completed developments.
- Engage with infrastructure providers, the Environment Agency, Lead Local Flood Authority and water companies to monitor the delivery of water management infrastructure identified through the Infrastructure Delivery Plan (IDP) and address any delays or funding constraints.

Strategic Objective 4: Deliver inclusive, healthy and affordable housing

- Provide a diverse mix of housing types and tenures to meet the needs of all sections of the community, with a focus on socially rented homes.
- Ensure development supports positive health outcomes and embeds local health and wellbeing strategies.

Relevant Policies

- Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites
- Core Policy 2a: Stepped Housing Trajectory
- Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites
- Core Policy 4: Settlement Hierarchy
- Core Policy 7: Cirencester and Surrounding Villages Area Strategy
- Core Policy 10: Cirencester Central Strategy Area
- Core policy 12: South Cotswold Strategy Area
- Core Policy 19: North Cotswold Strategy Area
- Core Policy 41: Standards for New Residential Development

- Core Policy 42: Affordable Housing
- Core Policy 43: Self-build and Custom-build Housing
- Core Policy 44: Specialist Accommodation
- Core Policy 45: Gypsy and Traveller Accommodation
- Development Policy 1: Affordable Housing on Rural Exception Sites
- Development Policy 2: Community Led-Housing
- Development Policy 3: Dwellings for Rural Workers Outside Development Boundaries
- Development Policy 4: Removal of Occupancy Conditions
- Development Policy 5: Replacement Dwellings
- Core Policy 68: Planning for Health and Well-being
- Core Policy 69: Good Design Outcomes and Process
- Core Policy 69a: Good Design Outcomes and Process for Strategic Allocations
- Core Policy 70: Green and Blue Infrastructure
- Core Policy 71: Management of Accessible Green Open Spaces in Residential Developments
- Core Policy 72: Social and Community Infrastructure

Target	Performance Measure
To deliver 17,918 homes over the plan period between April 2028 and March 2043	Annual housing completions compared against stepped housing trajectory (Appendix 4). Annual monitoring through the Housing Land Supply Report and Authority Monitoring Report.
To provide a five-year housing land supply of deliverable sites	Housing Land Supply – housing trajectory for 5 year period
All residential developments, including conversions, of 10 or more dwellings (gross), or where the site has an area of 0.5 hectares or more will provide a mix of dwelling sizes reflecting the requirements set out in Core Policy 37	Net additional and percentage of dwellings completed within the plan period by dwelling size (no. of bedrooms) and tenure.
At least 50% of all dwellings at least 50% of all dwellings (market and affordable) must meet M4(2) accessible and adaptable standard, and at least 5% of affordable dwellings and 3% of market	Percentage of completed dwellings meeting M4(2) Accessible and Adaptable Dwellings standards and M4(3) Wheelchair User Dwellings standards within the plan period.

Target	Performance Measure
dwellings on major development sites must be delivered to M4(3) wheelchair user standard.	
All new dwellings, including holiday homes, must comply with the Nationally Described Space Standard (NDSS).	Percentage of new dwellings that comply with the Nationally Described Space Standard (NDSS) within the plan period.
All housing developments that provide 10 or more new dwellings (gross), or sites with an area of 0.5 hectares or more, or have a combined gross floorspace of over 1,000sqm will be required to provide 40% (35% on previously developed land) of all new dwellings as affordable housing.	Number and percentage of affordable dwellings completed by tenure (social rent, affordable rent, shared ownership and first homes).
Affordable housing contribution on qualifying sites will deliver an 80:20 split between rented and intermediate housing	Number and percentage of affordable dwellings completed within the plan period by tenure.
Developments of 100 or more dwellings shall provide 5% of serviced plots for self or custom-build	Net additional self-build and custom build homes completed within the plan period.
Strategic site allocations (over 350 dwellings) must provide for specialist older persons housing (e.g., extra care, housing with support), reflecting the HENA-identified need	Net additional specialist older persons housing on strategic sites within the plan period.
To provide sufficient pitches and plots to meet identified needs for Gypsies, Travellers and Travelling showpeople	Number of Gypsy, Traveller and Travelling showpeople pitches and plots provided within the plan period.
To ensure provision of green and blue infrastructure keeps pace with growth	Proportion of green infrastructure projects delivered in line with IDP timeframes. Delivery of green infrastructure alongside allocated sites in each area strategy. Delivery of water management infrastructure schemes identified in the IDP. Number of planning permissions granted contrary to Environment Agency advice on flood risk or water quality grounds. Coverage and improvements in telecommunications infrastructure (where data is available)

Target	Performance Measure
To ensure the protection of existing community spaces and provide social and community infrastructure where needed	Net gain or loss of social and community facilities by type and location Number of planning decisions citing relevant policies (including approvals, conditions, refusals, and appeal outcomes). Citation in Section 106 Agreements or in relation to expenditure of CIL Charging Schedule receipts.

Mitigation Actions

- Liaise with the key stakeholders, including Development Management and the development industry, to establish challenges around the delivery of new housing in the Cotswold District.
- Prepare and maintain up-to-date Residential Land Monitoring reports and Housing Land Supply reports on an annual basis to monitor housing completions and commitments.

Strategic Objective 5: Enable a vibrant, low-carbon local economy

- Support the transition to a low-carbon economy and promote local employment.
- Encourage the vitality and viability of town and village centres as places that support a range of activities and uses such as shopping, leisure, cultural and community activities; as well as providing access to affordable homes.
- Promote sustainable tourism.
- Maintain Cirencester's role as a key employment and service centre.

Relevant Policies

- Core Policy 5: Meeting Business and Employment Needs in Cotswold District
- Core Policy 11: Special Policy Areas – Royal Agricultural University
- Core Policy 15: Cotswold Airport
- Core Policy 22: Campden BRI Special Policy Areas

- Core Policy 23: Fire Services College Special Policy Areas
- Core Policy 43: New Employment Development
- Core Policy 44: Safeguarding Established Employment Areas
  Core Policy 45: Ancillary Uses on Employment Sites
- Core Policy 46: Development of Tourist Facilities and Visitor Attractions
- Core Policy 47: Tourist and Visitor Accommodation
- Core Policy 48: Town Centre Uses
- Core Policy 49: New Local Centres
- Development Policy 6: Rural Diversification
- Development Policy 7: Conversion of Rural Buildings
- Development Policy 8: New Agricultural and Forestry Development
- Development Policy 9: Equestrian Related Development

Target	Performance Measure
Safeguard existing established employment sites identified on the Policies Map, unless there is evidence that continued employment use is no longer practical or viable	Change in area (hectares of equivalent economic floorspace of identified safe guarded employment land. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Deliver at least 49.6ha of employment land to provide for an identified need for Class B2, B8 and E(g) uses across the plan period as outlined in Core Policy 5.	Net additional employment land and floorspace completed and committed during the monitoring period.
Maintain Cirencester's role as a key employment and service centre	Net additional employment floorspace (Use Classes E(g), B2 and B8) completed within the plan period in Cirencester. Amount of retail, commercial, leisure and community floorspace completed within the plan period in Cirencester. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Target	Performance Measure
Support the development of tourist facilities and visitor attractions, where the proposals are in accordance with the development plan, promote rural economy and contribute positively towards the ongoing protection and enhancement of the countryside.	Gain and loss of tourism and visitor uses by type and location.
Support development within the Royal Agricultural University Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Safeguard Cotswold Airport for aviation-related and operational airport uses in accordance with Core Policy 15	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Support development within Campden BRI Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Support development within the Fire Service College Special Policy Area in accordance with Core Policy 11.	Number of permissions granted supporting the approved masterplan/strategy. Floorspace delivered within the Special Policy Area. Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Mitigation Actions

- Liaise with Economic Development and Communities Team and stakeholders to establish challenges around delivery of employment. Investigate appropriate mechanisms to accelerate delivery. Review permissions granted and consider appropriate action.
- Liaise with the Development management team and relevant stakeholders around the delivery of employment land and that all the relevant

development policies surrounding employment are followed.
- Deliver high-quality, accurate annual monitoring reports for the Employment Land Assessment.

Strategic Objective 6: Promote sustainable transport use and connectivity

- Reduce transport emissions by encouraging walking, cycling, wheeling and public transport and supporting the shift to electric vehicles, whilst recognising the rural nature of the area and that private vehicles will remain a necessity for some parts of the District.
- Focus development at accessible locations where local services and facilities are close enough to access by walking, wheeling or cycling and where there are good public transport links such as access to the Expressbus network.
- Create multimodal transport hubs to improve access to sustainable transport choices, aid health outcomes and reduce emissions and pollution.

Relevant Policies

- Core Policy 15: Cotswold Airport
- Core Policy 16: Thames and Severn Canal
- Core Policy 23: Former Cheltenham to Stratford-Upon-Avon Railway Line
- Core Policy 33: Sustainable Transport & Connectivity
- Core Policy 34: Assessing and Managing Transport Impacts
- Core Policy 35: Active Travel: Walking, Cycling & Wheeling
- Core Policy 36: Healthy, Safe and Inclusive Design
- Core Policy 37: Public Transport, Shared Transport and Interchanges
- Core Policy 38: Our Kerbside Space and Parking
- Core Policy 39: Electric and Low Emission Vehicles
- Core Policy 40: Aerodrome Safeguarding

Target	Performance Measure
To safeguard and deliver transport improvements and/or infrastructure identified in the relevant area strategies and Infrastructure Delivery Plan	Status of transport proposals identified in the area strategies in the District. Gloucestershire County Council reporting of Local Transport Plan (LTP) Monitoring Indicators.
To give priority to and deliver an improved environment for cycle and pedestrian movements in accordance with GCC and LTN 1/20 standards	Number of new cycle and pedestrian routes delivered in strategic developments within the plan period. Length of new or improved walking, wheeling and cycling routes delivered.
To maximise the incorporation of bus service provision and supporting infrastructure, including the enhancement of existing services	Number of developments contributing to new, enhanced or extended bus services through planning obligations (S106 agreements). Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
All development proposals should maximise the opportunity for occupiers and visitors to use electric and low emission vehicles, including electric bicycles and electric cargo cycles.	Percentage of qualifying developments meeting EV infrastructure requirements.
Development proposals are required to provide a balanced parking strategy, taking into account the latest Gloucestershire Parking Standards and the Parking Standards and design principles set out in the Cotswold Design Code	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions. Net additional car parks and parking spaces delivered within the plan period.
Safeguard Cotswold Airport for aviation-related and operational airport uses in accordance with Core Policy 15	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.
Development to restore and reinstate the former Cheltenham to Stratford-upon-Avon railway line	Number of planning decisions where the policy has been applied, including approvals, conditions, refusals and appeal decisions.

Mitigation

- Liaise with Gloucestershire County Council, Highways England, Active Travel England, and other relevant stakeholders to ensure the efficient delivery of transport infrastructure within the Cotswold District.

- Work with landowners to ensure that safeguarded land identified for strategic proposals is properly safeguarded and that the delivery of the long-term proposals is negotiated with the relevant stakeholders.
- Liaise with the Development Management team and Gloucestershire County Council to review the challenges in ensuring new developments follow the latest Gloucestershire Parking Standards and parking standards and design principles set out in the Cotswold Design Code.
- Work proactively with Gloucestershire County Council to review and implement the latest guidance on Transport Assessments, Transport Statements and Travel Plans, ensuring transport impacts of development are robustly assessed and mitigated.

Appendix 21
Glossary

Adoption – the final confirmation of a development plan document status by a local planning authority (LPA).

Accessible Natural Greenspace Standards (ANGst) – are a set of national benchmarks for ensuring access to a variety of greenspaces near to where people live.

Active travel – a concept of travel that includes only those forms of transport that require active use of the human body as a transport machine. Examples include walking and cycling, as these burn off energy in contrast to sedentary forms of travel, such as driving or getting the bus. People who already walk or use a bicycle as a primary mode of transport may do so for environmental, health or practical reasons.

Affordable housing – housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent: meets all of the following conditions:

a. the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the

market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Allocated – land which has been identified in the development plan for a specific form of development.

Amenity – those qualities of life enjoyed by people that can be influenced by the surrounding environment, in which they visit, live or work. 'Residential amenity' includes for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Ancient and Semi Natural Woodland (ASNW) – ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England.

Ancillary – use or development of a different subsidiary use, but which is related to and often found in association with primary use or development.

Authority Monitoring Report (AMR) – a report on how the Council is performing in terms of the Local Plan. Includes monitoring implementation and performance of policies following changes brought in by the Local Planning Regulations 2012. It replaces the Annual Monitoring Report. Local planning authorities are no longer required to send an Annual Monitoring Report to the Secretary of State and instead monitoring should be a continuous process.

Aquifer – underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted for human use may be extracted by means of wells or boreholes. Aquifer designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

B and E(g) class employment uses –

- B2 General industrial, Use for industrial process other than one falling within class E(g)(iii)B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
- B8 Storage or distribution - This class includes open air storage.
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
  - E(g)(i) Offices to carry out any operational or administrative functions,
  - E(g)(ii) Research and development of products or processes
  - E(g)(iii) Industrial processes

Blue Infrastructure – nature-based approach to managing water, controlling floods, and improving ecological health

Biodiversity – the range of life forms which constitute the living world, on land, in water and in the air, the habitats in which they live and the relationship between them.

Biodiversity Action Plan (BAP) – a plan or program to conserve or enhance biodiversity, which sets out detailed action on how it will be achieved, either nationally or locally.

Brownfield Land – previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. (does not include agricultural buildings). See also previously developed land (PDL). Brownfield sites may require remedial works prior to redevelopment becoming possible.

Built Environment – comprises human-made surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space from neighbourhoods to cities. It can often include their supporting infrastructure, such as water supply, or energy networks. The built environment is a material, spatial and cultural product of humans that combine physical elements and energy in forms for living, working and playing on a day-to-day basis.

Census – a ten year population count carried out by the Office for National Statistics (ONS). The 2011 Census is the most recent and accurate population count.

Change of Use – the use of a building or other land for a different purpose. In considering a change of use it is normally necessary to establish whether the change is 'material' and whether by virtue of the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 development requiring planning permission is involved.

Climate Change – climate change refers to the build up of man-made gases in the atmosphere that traps the suns heat, causing changes in weather patterns on a global scale. The effects include changes in rainfall patterns, sea level rise, potential droughts, habitat loss, and heat stress.

Community and Cultural Facilities – services available to residents in the immediate area that provide for the day-to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship. They also include a range of open spaces, including parks and gardens, amenity open space, open space of public or nature conservation value, and open space of a natural or semi natural nature.

Community Infrastructure Levy (CIL) – levy on development to fund infrastructure to support housing and economic growth.

Commuted Payment/Sum – either a payment made by a developer to the local planning authority (usually secured by means of a planning obligation/s106 legal agreement) to fund provision of a facility needed to serve a development, but to be built or provided elsewhere or in some way other than by the developer, or a one off payment by a developer to another body to enable it to adopt a facility.

Conditions – clauses attached to a planning permission considered necessary, relevant, enforceable, precise and reasonable to enable a development to proceed where it might otherwise be necessary to refuse permission.

Conservation Area – is an area of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.

Contaminated Land – defined in section 78A of the Environmental Protection Act 1990 as 'any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that -

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused'.

Cotswold Canals Project – a project to restore and connect two waterways – the 29 mile (46 km) Thames & Severn Canal and the 7 mile (13 km) Stroudwater Navigation. When restored, the Cotswold Canals will form a continuous waterway from Saul Junction on the Gloucester & Sharpness Canal to the River Thames at Lechlade.

Cotswolds National Landscape – a designated area of nationally important landscape value within which the conservation and enhancement of its natural beauty is the priority. The Cotswolds National Landscape is the largest in the country and covers about 77% of the District. It was designated by the Countryside Commission in 1966.

Curtilage – the area of land associated with a building. The curtilage of a dwellinghouse is normally its garden and the curtilage of a commercial building is its ancillary open areas such as for parking / services and landscaping.

Department for Levelling Up, Housing & Communities (formerly the Ministry for Housing, Communities and Local Government (MHCLG)) – the UK Government department for levelling up, housing and communities in England.

Design and Access Statements (DAS) – a report accompanying and supporting a planning application. A DAS provides a framework for applicants to explain how a proposed development is a suitable design response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users. The access component of the DAS relates to access to the development and does not extend to the internal treatment of individual buildings. It needs to cover both vehicular and transport links and inclusive access. The statement should provide information on consultations carried out, such as with community groups or technical specialists including highway engineers or urban designers. The DAS must explain relationships with the existing highway network, including paths.

Design Statements – a document that describes the distinctive characteristics of the locality, and provides design guidance to shape the form and character of new development.

Design Code or Framework – a set of design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such a masterplan or a design and development framework for a site or area.

Development – defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land' (see also Permitted Development).

Development Boundaries – these are shown on the Policies Map Insets and essentially define the urban extent of Cirencester and the seventeen Principal Settlements. Within these boundaries, development of an appropriate scale, in sympathy with the form and character of the settlement, is acceptable in principle subject to other policies in the Plan.

Development Brief – outlines the type of development preferred on a site and is often used on sites to encourage development. On large sites the brief may set out very general development principles and on smaller sites it may specify uses, massing of buildings and any particular uses essential to securing planning permission.

Development Consent Order – applicants promoting nationally significant infrastructure projects in the fields of energy, transport, water and waste will apply for a 'development consent order' rather than for planning permission under the Planning Act. A development consent order, when issued, combines the grant of planning permission with a range of other

consents that in other circumstances have to be applied for separately, such as listed building consent. All applications for development consent orders will be made to the Infrastructure Planning Commission (IPC).

Development Management – is the process through which the local planning authority determines whether applications for consent should be granted (often subject to conditions or a legal agreement) or refused. It also involves the planning enforcement function and giving advice on planning matters.

Development Management Policies – criteria-based policies which are used to ensure that development proposals meet planning objectives.

District Heating Systems – are a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating. The heat is often obtained from a cogeneration plant burning fossil fuels but increasingly biomass, although heat-only boiler stations, geothermal heating and central solar heating are also used, as well as nuclear power.

Dwelling – For the purposes of the Local Plan, the definition of a dwelling is that as defined by DCLG, which is currently as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.

Early Engagement – a very early stage for consultation and community involvement, when interested parties can comment on aspects of the local authority's spatial planning, from this input the first Issues and Options consultation are formulated.

Ecological Statement / Assessment – Ecological statements and assessments allow suitably qualified people to monitor the current and changing conditions of any ecological resources on a site from which the importance, quantity and movement of those resources can be judged without bias. Usually it comprises a phase 1 habitat survey that maps an area under consideration based on the habitats present. It is a tool to inform on the need for further survey; as a baseline to record an area's current state; or to help in the impact assessment of a development. Such a survey improves the understanding about the structure and function of the biodiversity on a site in order that any such wildlife interest can be protected or enhanced. Such information allows any developments to be fully assessed prior to a planning decision being made.

Employment Land – land primarily used, with planning permission, or allocated in a development plan for E(g), B2 or B8 class employment uses.

Employment Uses – E(g), B2 or B8 class uses.

Enabling Development – development that conflicts with planning policies but delivers planning benefits which potentially outweigh the disbenefits of departing from those policies.

Energy Use Intensity (EUI) – A building metric representing the total energy consumed annually divided by its gross floor area expressed in kWh/m^2. It acts as a barometer for building efficiency; the lower the EUI, the more energy efficient the structure.

Environmental Impact Assessment (EIA) – A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Evidence Base – is the information and data gathered by local authorities to justify the "soundness" of the policy approach, including physical, economic, and social characteristics of an area.

Exception Test – is used to ensure that any development permitted in flood risk areas is in exceptional circumstances only. It is in addition to the initial Sequential Test that accords with the NPPF.

Equestrian Workers Dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working or last working in the locality in an equestrian business, or a widow or widower of such a person and to any resident dependants.

Flood Risk Assessment – is an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Frontage – the ground floor public front of a building usually facing onto a street or pedestrianised area.

Functionally linked land – defined by Natural England as areas outside officially protected wildlife sites (such as Special Protection Areas or Ramsar sites) that are vital for sustaining the species and ecological processes inside those protected areas. It essentially acts as a buffer or habitat extension for foraging, breeding, and migrating.

Geographical Information Systems (GIS) – a computer software system to record, store, process, and analyse overlays of information linked to geographic areas.

Gloucestershire First or GFirst – is the service that promotes Gloucestershire as a location for business, for visitors and for investors and are the driving force for the recently formed Gloucestershire Local Enterprise Partnership (LEP) that promotes business in the Forest of Dean, Cotswold hills and major settlements of Gloucester, Cheltenham, Tewkesbury and Stroud.

Green Infrastructure (GI) – is a network of high quality green spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to

neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Greenfield Land – is land (or a defined site) usually farmland, that has not previously been developed.

Ground Water Source Protection Zones – is an integral part of land surface zoning within the Environment Agency's Policy and Practice for the Protection of Groundwater. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers. Groundwater sources include wells, boreholes and springs used for public drinking water supply. The zones show the risk of contamination from any activities that might cause pollution in the area and in general the closer the activity, the greater the risk.

Gypsies & Travellers (collectively known as Travellers) – Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their families or dependants educational or health needs or old age have ceased or travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.

Gypsy & Traveller Accommodation Assessment (GTAA) – is a document that identifies the accommodation requirements of Gypsies and Travellers. The full name of the document is Gloucestershire Gypsy Traveller and Travelling Showpeople Accommodation Assessment.

Habitat Regulations Assessment (HRA) – an assessment of the potential effects of a proposal or plan on one or more nature conservation sites of European importance (formerly known collectively as 'Natura 2000') afforded the highest level of protection in the UK by the Habitats Regulations.

Health Impact Assessment – a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.

Hectare (ha) – metric unit of measurement of land area (1 Hectare = 10,000sqm or 2.471 Acres).

Heritage (Historic Environment) and Natural Environment Assets – include Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, the Cotswolds National Landscape, Key Wildlife Sites and Sites of Special Scientific Interest (SSSI). They encompass buildings, monuments, structures, sites, resources, places or landscapes formally identified or acknowledged as having a degree of significance meriting consideration in planning decisions.

Historic Environment – All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora.

Housing and Economic Needs Assessment – An assessment of housing and economic need and demand within a housing and economic market area.

Infill Development – small scale development filling a gap within an otherwise built-up frontage.

Infrastructure – includes transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, affordable housing, utilities, sport and recreation, waste, health, social care, education, flood risk.

Issues and Options – produced relatively early as part of the preparation of Development Plan Documents and used for consultation and community involvement.

Integrated Impact Assessment (IIA) - A single, integrated assessment process to inform and consider the impacts of an emerging plan and potential alternatives, incorporating Strategic Environmental Assessment (SA)/Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

Key Wildlife Site – a Gloucestershire wildlife habitat identified and designated as being of particular local interest or importance but is not of sufficient national merit to be declared as an SSSI.

Landscape Character Assessment – identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Legal Agreement – see section 106 Agreements (s106).

Listed Building – a building of special historical and/or architectural interest considered worthy of special protection.

Local Connection – To demonstrate a local connection applicants will:

- **Normally be resident in Cotswold District**

  Local Government Association guidelines define this as having resided in the area for six of the last twelve months, or three out of the last five years, where residence has been out of choice; or

- **Work in Cotswold District**

The Local Government Association guidelines define this as employment other than of a casual nature. For the purposes of this policy this will be defined as having had permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months; or

- **Have family connections in the Cotswold District**

  Reflecting the Local Government Association guidelines this is normally defined as when the applicant for the affordable home, or a member of their household, has parents, adult children or brothers or sisters who have been resident in Cotswold District for at least the last 5 years. Only in exceptional circumstances would the residence of relatives other than those listed above be taken to establish a local connection, but the circumstances may be sufficient and all cases will be considered individually; or

- **Armed Forces**

  Members of the Armed Forces, the divorced or separated spouse or civil partner of a member of the Armed Forces, the spouse or civil partner of a deceased member of the Armed Forces (if their death was caused wholly or partly by their service) or veterans within five years of leaving the Armed Forces will be exempt from these local connection criteria.

Local Development Order – allows local planning authorities to introduce local permitted development rights.

Local Development Framework – Local plans are described as 'local development frameworks' in Planning Policy Statement 12. Local development frameworks are a collection of documents that councils can prepare to guide future development in their area, including both development plan documents that require independent examination in public, and supplementary planning documents which do not. These documents form the primary basis for council's decisions on applications for planning permission.

Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Recovery Strategy (LNRS) – A statutory spatial strategies for nature prepared by Gloucestershire County Council and the Gloucestershire Local Nature Partnership. They are an important mechanism for identifying not only where the most important biodiversity resources are, but also where there is greatest opportunity for restoring or creating new places for biodiversity, and for enhancing biodiversity where this might provide wider environmental benefits.

Local Nature Partnership (LNP) – A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Reserve – is an area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local Strategic Partnership (LSP) – are partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA) – is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Local Transport Plan (LTP) – is a five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Main Town Centre Uses – Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development – the definition of major development is currently set out in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This definition will be applied, subject to any future updates, except within the Cotswolds National Landscape, where paragraph 10.5.3 of this Local Plan will apply.

Major Infrastructure Projects – major or 'nationally significant' infrastructure projects for energy, transport, water and waste.

Masterplan – in broad terms, it describes how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Commonly, it is

a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development. Whereas a development plan sets out the scale and type of development, and the key characteristics of a locality, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy.

Mitigation Measures – any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.

Modal Shift – a change in the means of transport, for example from use of cars to public transport, particularly applied to all travellers within an area or those travelling to a specific type of facility or destination.

Monitoring – a regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

National Housing Federation – Represent the work of housing associations and campaign for better housing.

National Planning Policy Framework (NPPF) – this sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Nationally Significant Infrastructure Projects – are major infrastructure developments, such as proposals for power plants, large renewable energy projects, new airports and airport extensions, major road projects etc.

Natural flood management (NFM) or Working with Natural Processes (WwNP) - a type of nature-based flood risk management used to reduce flooding by working with natural features and processes in order to store or slow down floodwaters, such as tree planting and floodplain reconnection.

Neighbourhood Plans – A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Non-Conforming Uses – established industrial/commercial uses which cause a particular nuisance to neighbours (through either the activities undertaken or the amount or type of traffic generated).

Non-Principal Settlements – any stand-alone settlement that is not listed in Policy DS1 (Development Strategy) and, therefore, does not have a development boundary.

Non-strategic policies – Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Original Building – dwelling as it was built, or as it existed on the 1st July 1948.

Objectively Assessed Need (OAN) – The NPPF requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets.

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Phase 1 Habitat Survey – is designed to map an area under consideration based on the habitats present. In a Phase 1 habitat survey, habitats are assigned a type in accordance with guidance set down by the Joint Nature Conservation Committee (JNCC); primarily this refers to the landscape structure and vegetation present. Whilst a Phase 1 habitat survey is exceedingly useful, an extended Phase 1 habitat survey is often preferred. This provides further information on a site, above that specified by JNCC, and allows the survey results to be of use in the context required, for example the assessment of a proposed development. An extended survey might include more detailed information on hedgerows, a botanical species list, and a further appraisal of the areas as habitat for legally protected species.

Pitch / plot – area of land on a site / development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Can also be referred to as a plot or yard, particularly in relation to Travelling Showpeople.

Planning Obligations – A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG) – national guidance on planning practice, which compliments the NPPF.

Place Making – capitalises on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and wellbeing. Place making is both a process and a philosophy.

Previously Developed Land (PDL) – is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Policies Map – an obligatory component of a local plan (formerly referred to as a Proposals Map) showing the location of proposals in the plan on an Ordnance Survey base map.

Protected Species – any species (of wildlife etc.) which, because of its rarity or threatened status is protected by statutory legislation.

Public Realm – any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Ramsar Sites – a term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Registered Providers – independent housing organisations, including trusts, cooperatives and companies, registered under the Housing Act 1996

Register of Historic Parks & Gardens – a non-statutory list of parks and gardens of special historic interest maintained by English Heritage.

Renewable Energy and Low Carbon Energy – includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Impact Assessment – an assessment which may be required in connection with major retail purposes assessing the likely effect of the proposals on patterns of trades and the viability and vitality of existing retail centres.

Regionally Important Geological & Geomorphological Sites (RIGS) – commonly referred to by their acronym RIGS are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom. RIGS may be designated for their value to science, and to geological heritage in general, and may include cultural, educational, historical and aesthetic resources.

Rural workers dwelling – a dwelling restricted by an occupancy condition limiting its use to a person solely or mainly working, or last working, in the locality in a rural enterprise, or a widow or widower or such a person, and to any resident dependants. Rural enterprises include farming based on primary food production, rural estates, forestry, mixed enterprises (e.g. forestry and/or game shooting) and other businesses that manage the land for conservation and/or recreation, which have benefits for health and well-being (excluding equestrian uses). Rural enterprises must also need to be located in the open countryside due to the nature of their operations.

Scheduled Ancient Monument – ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (s106) – allow a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Self and Custom Build – the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

Semi-natural & Natural Green Space – this type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. commons and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within settlements. The approach is to provide easily accessible, natural and semi-natural green space for communities which, as well as its intrinsic value for biodiversity, also provides a range of other ecosystem functions and benefits.

Sequential Approach/Test – a planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Sequential Test (Flooding) – a test carried out in accordance with the NPPF to demonstrate that certain land is appropriate to develop as has less flood risk, after alternative sites have been ruled out.

Settlement Hierarchy – a settlement hierarchy ranks settlements according to their size, function and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.

Significance (for heritage policy) – the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural,

artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site Allocations – land allocated in a local plan for development.

Site of Special Scientific Interest (SSSI) – a site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

Social and Community Infrastructure – local facilities and services for the community including buildings and open spaces.

Soundness – to be considered sound, a Development Plan Document must be positively prepared, justified, effective and consistent with national policy.

Space Heating Demand – the thermal energy required to maintain a comfortable indoor temperature. It is typically measured in kWh/m^2/year and serves as a direct proxy for a building's fabric efficiency, dictated by insulation, air-tightness, and ventilation

Spatial Planning – brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function geographically.

Spatial Strategy – a 'spatial' vision and strategy specific to the area.

Spatial Development Strategy (SDS) – a strategic-level planning document introduced under the Planning and Infrastructure Act 2025, setting out high-level, cross-boundary policies for sustainable growth – covering the overall amount and distribution of housing, strategic infrastructure, economic development and environmental priorities – over a geography wider than individual Local Plans, which must then be in general conformity with it. SDSs are prepared by designated strategic planning authorities such as combined or upper-tier county authorities and are intended to provide a consistent mechanism for planning at a larger-than-local scale to address issues that cannot be effectively managed by individual councils alone.

Special Area of Conservation (SAC) – are sites of European nature conservation importance designated under the Habitats Regulations.

Special Protection Area (SPA) – are sites designated under the European Commission Directive on the Conservation of Wild Birds.

Strategic Environmental Assessment (SEA) – a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes,

including those in the field of planning and land use which have a significant effect on the environment'.

Strategic Economic Plan (SEP) – the Strategic Economic Plan (SEP) for Gloucestershire was prepared by Gfirst Local Enterprise Partnership. The SEP established how the Gfirst LEP will help grow the Gloucestershire economy. It is designed to support businesses and develop skills in high growth sectors, including helping start-ups to grow; as well as maximise the connections and opportunities along the M5 motorway corridor.

Strategic Flood Risk Assessment (SFRA) – provides information about flood risk throughout the area of the local planning authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas. Stroud District has published level 1 and level 2 SFRA's.

Strategic Housing and Economic Land Availability Assessment (SHELAA) – an assessment of the availability, suitability and economic viability of potential residential and economic development land.

Strategic policies – Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic Road Network – the major road network is defined by the Department for Transport as the network of motorways, trunk roads and principal roads that serve the country's strategic transport needs. Motorways and trunk roads (nationally significant A-roads) managed by the Highways Agency make up approximately 20% of the national major road network. The remaining 80% of the major road network consists of principal roads – other A-roads managed by local authorities. For the purposes of this Local Plan we have accepted this definition which includes both major and principal roads.

Strategic site – a development site with 350 or more dwellings, and which is of strategic importance due to its scale, complexity, or critical role in delivering the spatial strategy, including the provision of housing, employment, infrastructure or other significant forms of development.

Statement of Community Involvement (SCI) – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.

Supplementary Plan – a regulatory document used to guide specific development projects or respond to unanticipated changes. In UK planning law, these replace older Supplementary Planning Documents (SPDs) and carry significantly more weight, as they formally become part of the official development plan.

Sustainability Appraisal (SA) – an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states sustainable development is about positive growth-making economic, environmental and social progress for this and future generations.

Sustainable Drainage System (SuDS) – efficient drainage system which seeks to minimise wastage of water including the use of appropriate ground cover to enable maximum penetration of clean water run- off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Sustainable Transport – are all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Transport Modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Tenure Blind – Designing homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented.

Transport Assessment – a Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences. The purpose of Transport Assessment is to provide enough information to understand how the proposed development is likely to function in transport terms. Assessing the transport impacts in a systematic manner contributes towards understanding how more sustainable travel patterns might be achieved through changing travel behaviour. The preparation and detail of a Transport Assessment will vary depending on the location, scale and nature of the proposed development. Transport Assessment should, where appropriate, propose a package of measures designed to promote access to the site by walking, cycling and public transport, while reducing the role of car access as much as possible.

Transport Nodes – identified locations that provide greater integration of land uses with transportation requirements, particularly focusing on public transport networks.

Travel Plan – All developments which generate significant amounts of movement should be required to provide a Travel Plan. A Travel Plan is a strategy for managing multi-modal access to a site or development, focusing on promoting access by sustainable modes. The main objective of a travel plan is to reduce the number of single occupant car trips to a site. A

successful travel plan will give anyone travelling to or from a business or organisation a choice of travel options and encourage them to use the more sustainable ones. Travel plans can be used to ensure that infrastructure and transport services (e.g. buses/ minibuses) are provided as part of a development to ensure that the travel requirements of occupiers and visitors to a development can be met. Effective travel plans will include measures to restrain and manage parking on the site. The travel plan will include a set of agreed targets for the percentage of journeys to the site by car driver alone and details of action to be taken if the travel plan fails to achieve its aims and objectives. Travel plans benefit the community by helping to reduce traffic congestion and pollution for local residents. They can be used to help identify problems that are occurring (e.g. commuter parking taking place on residential streets) and include measures to address such problems. They benefit organisations by reducing the space that has to be allocated on site to car parking, encouraging more healthy travel options for the workforce, widening the range of travel options available to the site and improving access to the site for a wider range of users.

Travelling Showpeople – members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their families or dependants more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently but excludes Gypsies and Travellers.

Tree Preservation Order (TPO) – statutory protection for individual trees, groups, areas or woodlands. Any works to preserved trees require the consent of the local planning authority.

Urban Design – understanding the relationship between different buildings; between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with another part; and the pattern of movement and activity which is thereby established.

Urban Fringe – the boundary between built up areas and the open countryside.

Urban Regeneration – is a process for enhancing the quality of life in urban areas through improvements in the vitality and viability of its activities and the quality of its environment together with a reduction in the disparities between areas and groups within the urban community.

Use Classes Order – is a statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class:

- B2 – General Industrial
- B8 – Storage and Distribution
- C1 – Hotels

- C2 – Residential Institution
- C2A – Secure Residential Institution
- C3 – Dwelling Houses
- C4 – Houses in multiple occupation
- Class E – Commercial, Business and Service
- Class F – Local Community and Learning
- Sui Generis (SG) – Certain uses that do not fall within any use class

Viability – an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.

Wildlife Corridor – Areas of habitat connecting wildlife populations.

Windfall Sites – sites not specifically identified in the development plan.

Draft document for Council governance process July and August 2026

Cotswold District Local Plan Statement of Consultation August 2026

COTSWOLD District Council

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1. Introduction

1.1 This Statement of Consultation explains how Cotswold District Council ('the Council') has involved residents and key stakeholders in the various consultations on the new Cotswold District Local Plan.

1.2 This Statement of Consultation has been prepared in line with the Town and Country Planning Act (Local Planning) (England) Regulations 2012 (TCPA) in accordance with paragraph (c)(i-iv) of the 'proposed submission documents' in Regulation 17 which sets out:

- which bodies and persons were invited to make representations under Regulation 18;
- how those bodies and persons were invited to make such representations;
- a summary of the main issues raised by those representations; and
- how any representations made pursuant to regulation 18 have been taken into account.

Please note that any reference to 'Regulation' used in this document refers to the relevant regulation in the TCPA.

1.3 This Statement of Consultation will be updated under Regulation 22(1)(c)(v) following publication of the plan and set out:

- the number of representations received or that no such representations were made; and
- a summary of the main issues raised.

1.4 It is confirmed that the consultation and engagement that has been undertaken has also conformed with the council's Statement of Community Involvement (SCI).

1.5 The Statement of Consultation forms part of the evidence for demonstrating legal compliance and soundness of the Local Plan and is formally submitted alongside the Local Plan for independent Examination. It ensures the Local Plan meets the requirements in the tests of soundness set out in paragraph 36 of the National Planning Policy Framework (December 2024) by showing evidence of participation and effective engagement of all interested parties as well as the Council's response to the representations made. In other words, it shows how consultation has shaped the Plan.

2. Local Plan Consultation carried out under Regulation 18, 2022

2.1 The Council undertook an Issues and Options consultation between 4 February until 20 March 2022. This consultation was the first stage of the process of updating the Local Plan. The consultation included eighteen Topic Papers that put forward the issues as the council currently sees them, and in light of the Climate Change and Ecological Emergency declarations, proposed options for how to tackle them through the Local Plan Partial Update. The council took consideration of the responses to the Issues and Options consultation in draft policy updates.

2.2 The consultation attracted around 2,900 comments or representations from over 750 people or respondents. The consultation platform reported that some 7% of the local population visited and/or commented on the consultation, although some visitors using different devices may be counted more than once.

2.3 Representations and responses can be viewed in full online on the Council's website or directly via the below links:

- Summary Consultation Report – Annex A, Cabinet Meeting 4th July 2022
- Reg 18 'Issues and Options' Council Reponses

3. Local Plan Consultation carried out under Regulation 18, 2024

3.1 Between 1 February until 7 April 2024, consultation was undertaken on different aspects of the Local Plan Update under Regulation 18 (including a Call for Sites):

- Local Plan (2011-31) Partial Update Consultation: Draft Policies ('Preferred Options' – follows on from previous consultation in 2022)
- Local Plan (2026-41) Vision, Objectives and Development Strategy Options Topic Paper ('Issues and Options')

3.2 The adopted Local Plan covers a period from 2011 to 2031. The Local Plan Partial Update consultation primarily considered updates the development management policies of the adopted Local Plan to make it "Green to the Core". It did not extend the plan period or alter the development strategy.

3.3 At the same time, the council was also considering development needs up to 2041 and options for how these may be delivered as part of a future Development Strategy and Site Allocations Plan (2026-41). This was because the council needed to ensure that the Local Plan development strategy continued to deliver sufficient housing and other requirements to serve the district when the current Local Plan expires and is replaced, or its policies became out of date. Consideration in a topic paper was therefore provided for development needs for the period 2026 to 2041 with options for how these needs could be delivered.

3.4 The consultation attracted nearly 8,000 comments, with almost 6,000 comments on the Partial Local Plan Update, and over 1,000 comments on the Development Strategy and Site Allocations Plan, from nearly 800 participants in total.

3.5 The Council has produced summary reports of all representations:

- Development Strategy and Site Allocations Plan (2026-41) – Summary of Consultation Representations (CDC, October 2024) Cotswold District Local Plan Update (Development Strategy and Site Allocations Plan) - Consultation Representations Summary Report
- Local Plan (2011-31) Partial Update Consultation: Draft Policies – Summary of Consultation Representations (CDC, October 2024) Cotswold District Local Plan Update (Local Plan Partial Update) - Consultation Representations Summary Report

4. Local Plan Consultation carried out under Regulation 18, 2025

Introduction

4.1 In December 2024, the government introduced new housing target. For Cotswold District, this meant a more than 100% increase to its annual housing target which requires a full update to the Local Plan. An additional 18,650 new homes were considered to be needed for the new Local Plan period, at the time of the 2025 consultation, although that has since been updated to 17,918. This is because the Plan period has been reduced from 2025 to 2043, to 2026 to 2043.

4.2 From 14 November 2025 until 2 January 2026, the Council ran a consultation under Regulation 18 which looked at different development strategy options to deliver this target.

4.3 The Regulation 18 Consultation sought views on the 'Preferred Options' for development following on from the previous Regulation 18 'Issues and Options Consultation' and included a 'Call for Sites'. The preferred development strategy will dictate how and where any land for additional development that is needed to meet identified requirements to 2043 should be allocated. The identification of specific development sites will follow in the Regulation 19 consultation anticipated in the Summer of 2026.

Who was invited to make representations?

4.4 All interested parties as set out in Regulation 18(2) (a-c) were invited to make comments, these included:

- Specific consultation bodies that the council considered to have an interest in the proposed Local Plan;
- General consultation bodies that the council considered appropriate; and
- Such residents or other persons carrying on business in the district which the council considered appropriate to invite comment from.

4.5 The Council set up and maintains a database on its website of all individual persons and organisations who have expressed an interest to be kept informed of consultations by the Council on planning policy documents. These persons and organisations were all notified of the consultation by letter or email. All statutory consultees (such as Natural England, the Environment Agency and Historic England) and interested parties were notified (including Town and Parish Councils, residents and businesses) and other appropriate bodies (such as relevant Water Companies).

4.6 The consultation attracted over 3,500 comments or representations, from nearly 2000 participants (or consultees) in total. During the consultation period, the Council also invited landowners and communities to propose potential development land through a district wide "Call for Sites", resulting in more than 200 sites being submitted for consideration.

Table 1 – Number of consultees and comments at Regulation 18

Consultation Stage	Participants (consultees)	Comments
Preferred Options (November 2025)	2,025	3,687

How were they invited to make representations?

4.7 Local Plan consultations must meet the protocol set out within the Council's Statement of Community Involvement https://www.cotswold.gov.uk/media/cwrfkbyc/statement-of-community-involvement-january-2024.pdf

4.8 The following consultation methods were used to invite responses online, or via email or letter. (Appendix A provides further detail and examples of the publicity and some of the consultation methods used):

- Council website (downloadable copies of all documents, news updates etc)
- E-Newsletter (residents and businesses) and use of QR code
- Social Media (including Facebook, Twitter, Instagram, Nextdoor)
- Newsletter (posted to households)
- Video message
- Posters, leaflets, bus advertisements
- Emails/ letters (including information packs) to statutory and interested parties
- Deposit points at Council Offices and all libraries, as well as leaflets and posters at leisure centres and The Corinium Museum
- Traditional media (press release, media briefing to journalists, radio interview)
- Public exhibition (drop-in) sessions:
    - Mickleton, King George's Hall - Friday 28th November 2-7pm
    - Moreton-in-Marsh, St David's Centre – Friday 5th December 2-7pm
    - Fairford, Community Centre – Thursday 11th December 2-7pm
    - Cirencester, Corinium Museum – Thursday 18th December 2-7pm
- Town and Parish Council Forums:
    - Moreton-in-Marsh, 5th November
    - Cirencester, 10th November

- Public meetings, including:
    - Siddington (30th November)
    - Preston (6th November)
    - Ampney Crucis/Driffield (15th November)
    - Willersey (11th November)
    - Tetbury (1st December)
    - Kemble & Ewen (24th November)
    - Moreton-in-Marsh (10th December
- Two targeted events for young people:
    - Cirencester College, 17th November
    - Chipping Campden School, 27th December

Summary of the main issues raised and how they have been addressed

4.9 The following table sets out the main issues raised by the consultation and how the Council has addressed these. All comments received on the emerging Local Plan have helped to shape the next version of the Plan (i.e., the Regulation 19 version of the Local Plan being published alongside this report – Summery 2026). A full version of the comment summary can be found in Appendix B

Table 2 - Local Plan 'Preferred Options' Consultation (November 2025)

Main Points Raised by Representations	How the Main Points Were Addressed
General Observations	
Consultation Process: criticism of the way people were notified of the consultation (e.g. newsletter delay).	To be sure that the consultation would be open and accessible *prior* to the hard copy newsletter going through letterboxes (all the information in one go, including for example, those unable to access a computer or in a more rural location or unable to travel), and that the information would be final and accurate, the decision was taken to delay print and distribution by one week; with continued communication with residents in other ways, posters leaflets, bus adverts, emails etc.
Failure of the consultation platform: difficult to use and complete, especially on a mobile; and that other people's comments were clogging up the screen.	Dimensions on mobile screens were set to be as large as possible with an additional direct link to added to the consultation portal. Additional notes and a help video were added specifically aimed at commenting on mobile. The platform was amended so that respondents would only see their own comments to resolve the clogging issue. The system has now been updated for future consultations so people can still see the comments without these clogging up the screen. Respondents are also able to email or write in their comments on the consultation or use the website Whilst accessing the main document on a phone may be important for some respondents, the information also needs to be accessible to anyone using other means.

Main Points Raised by Representations	How the Main Points Were Addressed
Spatial Strategy	
The Government's housing target of 18,650 homes is unrealistic for the Cotswold District	The Council has a legal obligation to maintain an up-to-date Local Plan that is consistent with national Govt. policy, guidance and legislation. If the District is unable to meet its identified housing need, the planning system enables Councils to identify what is referred to as 'unmet' housing need, which is housing need that cannot be met within a given district. However, this needs to be informed and justified by robust evidence. The Regulation 19 Plan will be informed by a robust assessment of the development potential of the district. It should be noted that the housing requirement is 17,918 for a 17-year period (2026 to 2043).
Concern over inadequate infrastructure to support proposed development	The Regulation 19 version of the Local Plan will be supported by an Infrastructure Delivery Plan which will set out what, where and when the necessary infrastructure is required. The Plan will also include detailed policies for any site allocations clearly setting out the requirements for what each site should provide for.
Overall support for focusing housing development near settlements where infrastructure, services, and public transport already exist or can be extended to minimize reliance on cars, environmental damage, and congestion, but most argue that their settlement lacks the right infrastructure, services etc.	New development will come with new infrastructure and/or improvements to existing infrastructure to mitigate their impacts. The Council agrees that this will be more feasible to achieve near settlements where infrastructure, services, and public transport already exist, although this depends on the scale of development. National policy supports 'Garden Community' Scale development in new standalone locations, providing they can deliver at least 1,500 homes along with necessary infrastructure such as a primary school, local centre, community facilities, improvements to public transport etc.
General support for concentrating housing development near transport hubs such as railway stations and bus routes, but practical barriers	The Council is pleased to see this support and it forms part of its preferred strategy. The Regulation 19 Plan ensures that all strategic development is located in the most sustainable locations or in locations that can be made sustainable with significant infrastructure including a focus on sustainable connectivity.

Main Points Raised by Representations	How the Main Points Were Addressed
Concern that the scale and distribution of proposed development would irreversibly damage the rural character and landscape quality of the Cotswolds.	There may be some localised impacts relating from development proposals, but through careful masterplanning, any impacts can be minimised. The strategic allocations will, for example, include significant areas of open space and green infrastructure, along with substantial buffers between existing and new development, where this is particularly necessary.
Concerns that excluding the Cotswolds National Landscape from development unfairly concentrates housing in other areas, leading to significant adverse impacts	It is correct that due to 80% of the district being covered by the CNL, the pressure on the remaining areas to accommodate the government's housing target will be increased. However, if there are sustainable, available and deliverable sites available within the District to meet its own housing need, it is still preferable to do so, as providing for the housing that is needed further afield, in neighbouring districts, will lead to significantly increased commuting, it would prevent new infrastructure being provided, and it would impact on the vitality and viability of communities and settlements across the District.
Consultation Questions	
Question 1 – which of the above scenarios has your preference?	
None of the scenarios emerges as a generally preferred option. Scenario 5 (Council's preferred option) considered the most sustainable option by some but is still criticised for lacking sustainability by others.	The Regulation 19 Plan will meet the housing need in full at relatively unconstrained locations that are sustainable or can be made to be sustainable. This will provide housing need where it is required (for example meeting the need for affordable housing where the need arises and avoiding increases in commuting).
Some support for scenarios 3 and 4, with the caveats that there is currently a lack of infrastructure and services to accommodate growth.	One of the main advantages of preparing a New Local Plan is the ability to Plan effectively for infrastructure and ensure this is delivered in a coordinated way. Failing to maintain an up-to-date plan will not prevent development but significantly increase the risk of more speculative and piecemeal development, which is much more difficult to support with effective infrastructure delivery. Other Council areas that have not had an up-to-date Plan has seen significant increases in speculative development that has not been supported by effective

Main Points Raised by Representations	How the Main Points Were Addressed
	infrastructure. The Local Plan ensures that the required infrastructure can be effectively planned for,
Some support for scenario 6, with the discussion revolving around development in the Cotswold National Landscape.	The issues around development in the Cotswold National Landscape is discussed further in Question 2 below. The Regulation 19 Plan supports limited (small scale and non-strategic) development in the National Landscape. Some development is essential to support the vitality and viability of the rural settlements, but large scale development would not be suitable, and/ or any development that would be harmful to the nationally designated and important landscape.
Concern that none of the proposed scenario meet Council's 'Green to the Core' objective.	The Regulation 19 proposals will delivery sustainable development, supported by comprehensive infrastructure and achieve high design standards, for example meeting net zero carbon standards, along with providing for significant provision of green infrastructure and open space. The majority of development is located near to Cirencester, where it can be accessed by sustainable modes, or near railways stations, or on the main A roads between the M5 and M4 and near Cirencester and Swindon. The wider rural areas and locations within the National Landscape will be protected from any large-scale development. Thus the plan continues to be green to the core. The new development will significantly increase the proportion of development in the district that meets net zero carbon standards.
Question 2 - Should the Council consider locating development in locations it considers unsustainable to meet the government housing target?	
Overwhelmingly negative response but concerns are raised about the practicality of meeting housing targets in a way that promotes sustainable development. The Council is encouraged to challenge the housing targets thoroughly.	As there are sufficient locations available to meet the identified housing need in full, in sustainable locations, or locations that can be made to be sustainable, and outside the National Landscape, there is no need to consider poorer or less suitable locations.

Main Points Raised by Representations	How the Main Points Were Addressed
Limited, landscape sensitive development in the CNL should not be ruled out. The housing target increase imposed on Cotswold District to be an exceptional circumstance which justifies major development in the CNL as required by the NPPF.	The Regulation 19 Plan does support limited development within CNL albeit on sites that have low landscape sensitivity. This represents a low proportion of the total housing need, but it is essential that some development is supported in the National Landscape to ensure we support the vitality and viability of our rural communities in this area.
Because almost all CNL land is being excluded from growth, the remaining 16–20% of land is experiencing disproportionate levels of development only because these settlements lie outside the CNL, not because they are inherently sustainable.	Please refer to comment above. It is preferable to meet the Cotswold housing need in Cotswold, as not doing so would lead to significant increases in commuting into and out of the District and have detrimental impacts on the vitality and viability of our communities and it would prevent us from delivering any new infrastructure.
Development in the CNL is legally constrained, environmentally damaging, economically counterproductive, inconsistent with national policy and would destroy the character and identity of the Cotswolds.	The Council agrees with this position and believes its current development strategy supports this.
Land just outside the CNL often contributes strongly to the setting of the designated landscape.	That is correct, as part of the evidence work the Council has commissioned a landscape sensitivity report which takes this into account. None of the proposed strategic allocations in the Regulation 19 will lead to harm to the CNL.
Question 3 – To what extent would you support increasing housing density in developments (such as smaller houses and gardens, more flats or higher buildings) to help meet the full housing target?	
Higher densities would change the character, scenic beauty, and cultural identity of the region. Concerns include cramped housing, modern buildings juxtaposed with historic settings, and the loss of tranquillity and nature in an internationally renowned rural area.	The Council has prepared an assessment of density in the District that considers a large number of developments that have come forward over a number of years and identifies what densities would be suitable for new development in the District. These are adhered to for all the proposed development, indeed there are many examples of development sites coming forward in Cotswold District at much higher densities than being supported by the Local Plan.

Main Points Raised by Representations	How the Main Points Were Addressed
Support of higher densities tied to location. Benefits in urban areas for sustainability as long as developments align with village design, using eco standards, including high-quality public spaces, and prioritising affordability, walkability, and sustainable transport.	The Council agrees that some higher densities can be achieved within existing settlements as well as new strategic sites with a careful masterplanning approach of these sites. However, the Local Plan does not support any high densities, only moderate densities in suitable locations, such as around new local centres, away from the edge of developments where lower densities are proposed. Furthermore, many of the proposed allocations propose significant buffers between existing and new development, to protect the existing areas.
Question 4 – Do you think the proposed level of development up to 2043 – the end of the Local Plan period – and beyond 2043 is sustainable? If not, what provisions would need to be added to the settlement(s) to make them a sustainable location for the proposed level of development?	
The consultation put forward eight general areas where strategic development may occur. The majority of responses to these locations were negative with the most commonly raised issues being a lack of infrastructure, flooding concerns, landscape harm and loss of village identity. Similar comments were made regarding settlements which currently have proposed non-strategic site allocations. The overall feeling was that the proposed level of development is not sustainable.	The Council acknowledges the concerns raised in this consultation. However, the Regulation 19 Plan has been informed by comprehensive evidence including, for example flood risk assessments, the infrastructure delivery plan, landscape sensitivity report and masterplanning of the sites. The sustainability of each of the proposed sites has been assessed as a whole and then balanced against their merits. . A full list of comments made per settlement can be found in Appendix B. The above applies to all these comments made.
Question 5 – Are there any other matters beyond conventional housing that have not been listed here that you think should be considered in the Development Strategy for the updated Local Plan?	

Main Points Raised by Representations	How the Main Points Were Addressed
Concerns about infrastructure with emphasis on the need for upfront infrastructure investment before development is approved.	The Council's infrastructure delivery plan will set out which, where and when the necessary infrastructure is needed to mitigate the needs from the planned growth.
Concerns about weak public transport links, including infrequent buses and limited rail services. The realism of expecting significant modal shift away from car use in rural areas is questioned.	As a rural authority, achieving modal shift will indeed be a serious challenge. That doesn't take away from the fact that, in light of the 'Green to the Core' agenda, the Council will try and accommodate a modal shift as much as possible. The Regulation 19 Plan proposes the majority of strategic development close to Cirencester, where there are very good opportunities for delivering new cycling, wheeling and walking routes, and support enhanced access to public transport. There is also significant strategic allocations at locations near to railway stations, along with being located on the main corridor with access to Cirencester and Swindon (and Gloucester); thus, maximising opportunities for access to public transport. There is a much lower level of growth being proposed in less accessible locations, although some development in more rural areas is essential to support the vitality and viability of these areas. Furthermore, many of the strategic allocations are large enough to support on site employment, schools, and local centres and facilities, this helping to reduce the need to travel on a day-to-day basis.
Impact of the proposed development on biodiversity, safety, community cohesion, increased lack of affordable housing, parking, air population and loss of agricultural land.	All major development will deliver 10% increase in biodiversity net gain and the strategic allocations will deliver significant areas of green infrastructure/ open space. The Regulation 19 Plan should meet the identified need for affordable housing in full, thus allowing those on the housing register to access the housing they need and maintain their family connections without having to move out of the District. The design policies have been improved and the plan is supported by an updated Design Code. The proposed allocations have been informed by detailed

Main Points Raised by Representations	How the Main Points Were Addressed
	masterplanning to ensure they achieve high quality development and are supported by comprehensive infrastructure.
Question 6 – Do you agree with the vision and objectives? Or is there anything else that should be covered in the vision and objectives?	
General support for the vision and objectives but questions asked about their practical implementation and feasibility in light of the new housing target. Perceived barriers are inadequate infrastructure, unfair distribution of housing, developers reducing mitigation after receiving planning permission.	As stated above, the Regulation 19 Plan provides for development in sustainable locations, or that can be made to be sustainable, supported by comprehensive infrastructure and a strong policy framework, for example ensuring the development achieves net zero carbon standards. Failing to meet the identified housing need would lead to significant levels of in and out commuting and would fail to support local employers who are often recruiting from outside the District, not supporting the vitality and viability of our rural communities. Failing to plan adequately would not stop development but increase the risk of piecemeal and speculative development coming forward, achieving lower quality standards and with less effective infrastructure.

4.10 The next stage of consultation (Regulation 19 stage) will begin 24 August 2026 for six weeks, ending on 5th October 2026. The Local Plan will then be submitted to the Secretary of State in December 2026. It is expected that an Independent Planning Inspector would be appointed to conduct an examination into the Plan, which is likely to take place during 2027. Subject to the outcome of the examination, it is likely the Plan would be adopted around March 2028.

5. Appendix A – Examples of consultation methods

Local Plan Consultation carried out under Regulation 18, 2025

The consultation document, comment form, 'questions and answers' sheet and supporting evidence documents (studies, reports, assessments) were made available to view on the **Council's website**; and hard copies of the consultation document were made available at formal '**deposit points'** in all public Libraries and Council Offices in Cirencester and Moreton-in-Marsh.

The event was also advertised with **posters and leaflets** (in leisure centres and the Corinium Museum, and by town and parish councils where possible), distributed and displayed at venues throughout the district.

All Town and Parish Councils were notified by letter/ email; and asked to share the event on their social media, newsletters and notice boards. All libraries were also informed.

Emails and letters to Town and Parish Councils, including neighbouring Parish Councils, libraries, internal officers, and non-email consultees (by letter) were informed with a variety of hyperlinks, hard copies and/or pdfs to say the consultation 'is live' and notice of the drop-in event dates. Further emails / letters were sent once the consultation opened.

Everyone registered on the Local Plan **consultation database**, such as adjoining authorities LPAS and statutory consultees were also notified, those not on email were sent a letter. Notification was also sent to those on the consultation platform as well as via the **Cotswold District E-Newsletter** ('Round-Up') and the 'Business Matters' equivalent.

Two emails were sent to c.8,000 subscribers. One was part of a newsletter subscription list, the other was part of a list of almost 3,000 people who have previously subscribed for Local Plan updates/that have taken part in previous consultations (figures from Comms Team).

Newsletter – distributed by Royal Mail developed to reach every household - a 16-page print newsletter that went out to all residents and businesses in the district and included both a QR code and a website address to the consultation cotswolds-together-newsletter-final-30-october-2025.pdf

In-person events:

- Town & Parish Council Forums

- Exhibitions (drop-ins)
- Public meetings

Four public **exhibitions (or 'drop-in's)** were held spread across the district, with boards, videos and officers in attendance for people to come and find out more about the Local Plan consultation and options.

- Mickleton, King George's Hall - Friday 28th November
- Moreton-in-Marsh, St David's Centre – Friday 5th December
- Fairford, Community Centre – Thursday 11th December
- Cirencester, Corinium Museum – Thursday 18th December

Officers and the leader/deputy leader attended **public meetings** including:

- Siddington (30th November)
- Preston (6th November)
- Ampney Crucis/Driffield (15th November)
- Willersey (11th November)
- Tetbury (1st December)
- Kemble & Ewen (24th November)
- Moreton-in-Marsh (10th December

There were two **town and parish council forums**, with attendance by over 150 people. A newsletter to town and parish councils following up to Forums, included answers to questions by councillors

- On 5/11/2025, a Town & Parish Council Forum in Moreton-in-Marsh, was attended by 60 councillors and clerks - this included a BBC **Radio** interview.
- A second Town & Parish Council Forum on 10/11/25, was attended by over 80 councillors and clerks.

The consultation was publicised in **traditional media** with a formal press notice published in the Wilts & Glos Standard on 13/11. On 12/11/2025 the leader and Director for Communities and Place held a **media briefing** for 5 local journalists. A recording of the briefing was sent to any media that couldn't attend.

Social media was used to draw attention to the consultation (figures from Comms Report) -this included a mix of graphics, images and video. Reach, engagement and clicks**:**

- Facebook/Instagram ads
    - 2,550 link clicks
    - 34,988 reach
    - 110,126 impressions

- Organic social (not including Nextdoor)
    - 149 posts
    - 99 comments
    - 120,273 impressions
    - 1,279 link clicks
    - 67,112 reach
    - 336 likes/reacts
    - 158 shares (including our own shares into groups)
    - 3.91 % average post engagement rate
- Nextdoor
    - 13 posts
    - 6 comments
    - 10,096 impressions

A **video advert** for the Local Plan consultation was published on four **bus services** that run throughout the district, as well as posters in car parks promoting the consultation.

As well as using museum and leisure centre to target a younger audience, the Comms Team also developed a social media campaign using the most appropriate channels to target a younger demographic. Officers also attended two schools/colleges to engage young people directly through **educational workshops** - Cirencester College on Thursday 27th November, promoting the consultation. A second session at Chipping Campden Academy took place on December 17th.

A **video message** from the Leader of the Council https://www.youtube.com/watch?v=l8-4Q4DLgoM and video to promote the Local Plan consultation is on YouTube https://www.youtube.com/watch?v=ZYKCb_5L5Pk





Hello,

We are contacting you as you have previously expressed an interest in the **Cotswold District Local Plan, and we'd like to let you know that the consultation is open for comments.**
Cotswold District Council is updating its adopted Local Plan in light of the new mandatory housing targets set by government. The government now requires the district to provide more than twice the number of homes it was previously planning for. This currently equates to a total target of 18,650 additional new homes for the new Local Plan, which will run up to 2043 and beyond.

The consultation period will run from: **14 November until 2 January 2026 (11:59pm).**









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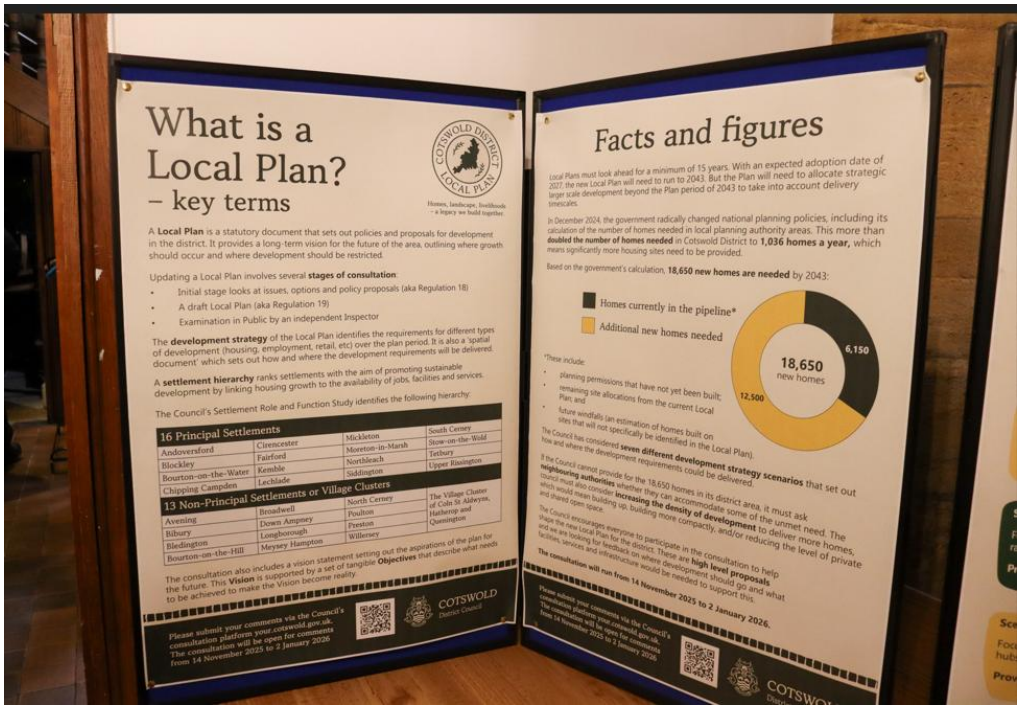
Communities are key: Cotswold District Council urges engagement with Local Plan at packed town and parish council forum

Town and Parish councillors and clerks from across the Cotswolds gathered in Moreton-in-Marsh last night for a meeting focused on proposals for over 18,000 new homes in the district, developed in response to government targets.

The options for where these homes could be built, including Cotswold District Council's "preferred option" which would deliver 14,660 new houses, were set out at the meeting.

This was the first of two events for town and parish councillors and clerks, hosted by Cotswold District Council











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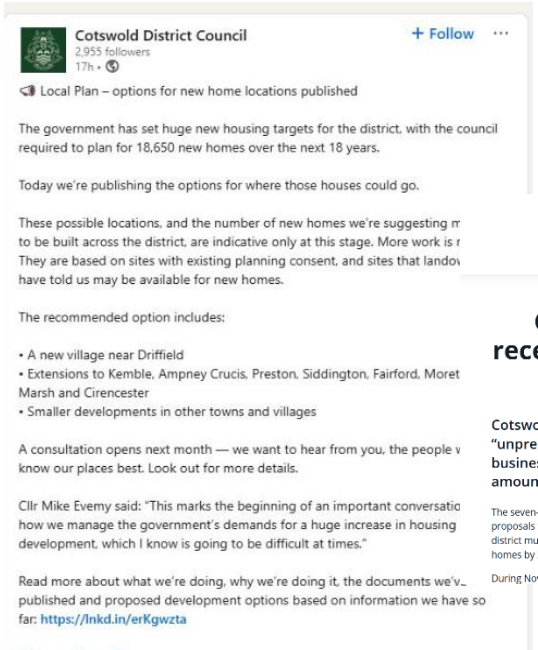




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6. Appendix B – Summary of representations made on Preferred Options Consultation (November 2025)

1. Spatial Strategy

1.1 Many respondents argue that the Government's housing target of 18,650 homes is unrealistic for the Cotswold District, given that 80% of the area lies within the Cotswolds National Landscape where development is tightly restricted. They stress that this places disproportionate pressure on the remaining 20% of land, leading to concentrated and unsustainable development patterns that do not reflect local needs. Numerous comments challenge the Standard Method calculation itself, suggesting it fails to consider constraints such as protected landscapes, infrastructure limitations, high house prices and flooding risks. The prevailing sentiment is that the targets should be challenged or revised to align with the district's actual capacity.

1.2 A major theme throughout the feedback is concern over inadequate infrastructure to support proposed development. Respondents highlight significant shortfalls in sewage systems, water supply, healthcare, education, and transport provision. These infrastructure limitations are viewed as fundamental barriers to sustainable development, and many argue that growth should not proceed until significant investment is made. Flooding and environmental constraints are also repeatedly emphasised as critical issues that must be addressed in any housing strategy.

1.3 There is overall support for focusing housing development near settlements where infrastructure, services, and public transport already exist or can be extended to minimize reliance on cars, environmental damage, and congestion. However, respondents from almost all the principal (and several non-principal) settlements proposed in the consultation argue that their settlement lacks the right infrastructure, services and facilities to sustain significant development in a sustainable way, and they question their position within the proposed settlement hierarchy.

1.4 Similarly, although there is general support for concentrating housing development near transport hubs such as railway stations and bus routes, citing potential benefits like reduced car dependency and urban sprawl, commenters note significant practical barriers, including insufficient infrastructure and existing limitations of these hubs.

1.5 Many contributors express concern that the scale and distribution of proposed development would irreversibly damage the rural character and landscape quality of the Cotswolds. They highlight potential harm to conservation areas, heritage assets, dark skies, and agricultural land, all of which are core elements of the district's identity, natural beauty and its importance for tourism revenue. People feel that development in the area will harm its legacy for future generations and contradict environmental preservation

goals. There are criticisms about the government prioritizing housing over safeguarding unique environments such as the Cotswolds.

1.6 Particular concern is raised around proposals in villages such as Siddington, Preston, Ampney Crucis and Driffield (among others) where respondents fear large housing allocations would erode community character and undermine the principles of sustainable, sensitive development. Similar comments are made regarding settlements such as Down Ampney, Mickleton and Poulton (among others) where non-strategic allocations are currently proposed.

1.7 Most of the issues raised above are repeated in a more local context regarding the Council's preferred option: loss of local character, inadequate infrastructure / facilities / services, increased car dependency, habitat disruption, biodiversity loss, landscape harm and increased flood risks. Many respondents argue that infrastructure must be upgraded before any development proceeds. These infrastructure deficiencies contribute to wider fears regarding community health, safety, and long-term resilience. Further concerns relate to the balance between market and affordable housing, with many feeling that current allocations do not meet local need in an already high-cost area.

1.8 Many comments contend that excluding the Cotswolds National Landscape (CNL) from development unfairly concentrates housing in other areas, leading to significant adverse impacts. Some comments propose alternative approaches, such as spreading development across smaller sites, prioritizing brownfield development, regenerating of existing town centres or creating new settlements away from environmentally sensitive areas. Other responses object to what they perceive as an unfair, disproportionate distribution of development, with settlements such as Siddington and Moreton-in-Marsh taking a significantly larger share of housing growth. This is seen as both inequitable and unsustainable, particularly given existing infrastructure weaknesses.

2. Consultation Questions

Question 1 – Which of the above scenarios has your preference?

2.1. None of the scenarios emerges as a generally preferred option. Scenario 5 is the most common talking point, with some supporting it as it is seen as the most sustainable option and others offering critiques due to a perceived lack of sustainability, usually related to a specific allocation. Many of the latter comments express a similar view on the other scenarios which are all said to be unsustainable. There is some support for scenarios 3 and 4, but this comes with the caveats as set out in paragraphs 1.3 and 1.4 above. There is also some support for scenario 6, with the discussion revolving around development in the Cotswold National Landscape, which is looked at further in

question 2 below. Overall, there is concern that none of the proposed scenario meet Council's 'Green to the Core' objective.

Question 2 – Should the Council consider locating development in locations it considers unsustainable to meet the government housing target?

2.2. The response to this question is overwhelmingly negative, although some commenters note that this does not predicate support of the Council's position of not locating strategic development in the CNL. Concerns are raised about the practicality of meeting housing targets in a way that promotes sustainable development. The Council is encouraged to challenge the housing targets thoroughly.

2.3. A significant number of respondents argue that limited, landscape-sensitive development in the CNL should not be ruled out. They consider the housing target increase imposed on Cotswold District to be an exceptional circumstance which justifies major development in the CNL as required by the NPPF. Because almost all CNL land is being excluded from growth, the remaining 16–20% of land is experiencing disproportionate levels of development. It is argued that this burden is occurring only because these settlements lie outside the CNL, not because they are inherently sustainable.

2.4. Other representations set out the case against development in the CNL with respondents arguing that such development is legally constrained, environmentally damaging, economically counterproductive, inconsistent with national policy and would destroy the character and identity of the Cotswolds. Many respondents also note that land just outside the CNL often contributes strongly to the setting of the designated landscape.

Question 3 – To what extent would you support increasing housing density in developments (such as smaller houses and gardens, more flats or higher buildings) to help meet the full housing target?

2.5. Many commenters express significant concern in relation to increasing housing density in the district. They emphasise that this would change the character, scenic beauty, and cultural identity of the region. Concerns include cramped housing, modern buildings juxtaposed with historic settings, and the loss of tranquillity and nature in an internationally renowned rural area.

2.6. However, there was some conditional support for higher density housing. This support is often tied to location, with commenters highlighting the benefits of higher housing density in urban areas for sustainability. Supportive comments are also caveated by requirements such as ensuring developments align with village design, using eco standards, including high-quality public spaces, and prioritising affordability, walkability, and sustainable transport.

2.7. Several representations also comment on the type of housing being built, referring to low density developments of large 'executive' homes being permitted while there is a need for smaller properties for first time buyers and the elderly.

Question 4 – Do you think the proposed level of development up to 2043 – the end of the Local Plan period – and beyond 2043 is sustainable? If not, what provisions would need to be added to the settlement(s) to make them a sustainable location for the proposed level of development?

2.8. The consultation put forward eight general areas where strategic development may occur. The majority of responses to these locations were negative with the most commonly raised issues being a lack of infrastructure, flooding concerns, landscape harm and loss of village identity. Similar comments were made regarding settlements which currently have proposed non-strategic site allocations. The overall feeling was that the proposed level of development is not sustainable.

2.8.1. **Ampney Crucis**

- Flooding and sewage infrastructure being overwhelmed.
- Lack of infrastructure such as roads, schools, health services and utilities.
- Lack of public transport and no shops will lead to car dependency.
- High Sensitivity landscape with many heritage assets.
- Loss of farmland and impact on wildlife.
- Unclear why Ampney Crucis had been chosen over more sustainable locations.

2.8.2. **Cirencester**

- Local Plan places too much strategic weight on Cirencester for accommodating the district's increased housing target. Repeated expansions over successive plan periods risk cumulative harm to the town's character, landscape setting, and transport network.
- Infrastructure constraints such as Shorncote Sewage Treatment Works is mentioned to be beyond capacity as well as general issues with Cirencester's sewage system; heavy congestion at key junctions including A417/A419 corridors also causing local roads to congest; existing health, education, and community infrastructure already being stretched.
- Existing flooding issues will be exacerbated
- New houses will not match local needs
- While most comments are objections or concerns, a few supportive themes appear:
    - Cirencester does offer the strongest existing service base and employment cluster in the district.
    - Strategic development around Cirencester is seen by some responders as inevitable given National Landscape restrictions over 80% of the district.

- Large extensions can support improved infrastructure and enable contributions (education, transport, healthcare) that villages cannot deliver.

2.8.3. **Driffield**

- Coalescence and complete loss of village identity.
- Infrastructure constraints such as flooding issues, sewage treatment works being at capacity, water supply, electricity grid capacity, road capacity and lack of sustainable transport options (no bus service nor safe cycling routes).
- Pressure on schools, GPs, dentists in nearby Cirencester.
- Loss of high-quality agricultural land and harm to wildlife habitats, heritage assets and landscape (Medium-High or High Sensitivity around Driffield).
- Fears of delayed or reduced infrastructure delivery and mitigation at application stage.

2.8.4. **Fairford**

- Level of proposed growth is unsustainable, disproportionate, and incompatible with Fairford's function, size, and constraints.
- A417 which runs through Fairford is severely constrained with single-lane pinch points which cannot be widened due to adjacent heritage assets. Public transport is limited and the town is poorly connected to major economic centres.
- Fairford Wastewater Treatment Works is mentioned to be over capacity. Major growth cannot proceed without upgrades delivered first. There are also regular issues with flooding and surface water.
- Primary school is full, long GP waiting times and there is limited parking in town.
- Harm to the Special Landscape Area, dark skies, heritage setting and biodiversity.
- Concerns from MoD and USAD regarding increased bird strike, noise complaints and flooding which could disrupt operations at RAF Fairford.

2.8.5. **Kemble**

- Loss of village identity and community cohesion fearing Kemble would become a dormitory commuter town.
- Harm to the Kemble & Ewen Special Landscape Area, overall landscape setting, heritage assets, wildlife and habitats.
- Infrastructure concerns such as road congestion, no regular bus link to Tetbury or Cirencester, limited parking at the railway station, water supply and sewage treatment works capacity as well as GP surgery and school at or near capacity.
- Potential conflicts with Cotswold Airport such as flightpaths over residential areas.
- Some comments show support for strategic growth at Kemble mainly due to the presence of the railway station.

2.8.6. **Moreton-in-Marsh**

- Not justified why a small market town should absorb some of the highest increases in the district.
- A lack of infrastructure across the board:
  - Congestion routinely gridlocks the town with minor roads becoming rat-runs, unsafe for pedestrians, cyclists, equestrians.
  - Moreton is on a historic floodplain and the sewage treatment works is at capacity.
  - GP practices at capacity, no secondary school and the primary school is full.
  - Moreton station is at capacity with limited parking and only served by a single track sections.
- Harm to the Special Landscape Area to the north, south, and east of Moreton as well as the approach to the Cotswolds National Landscape lying to the west.
- Impacts on biodiversity, water quality and dark skies.
- Fears of the impact of PFAS contamination from the Fire Service College.
- Moreton is already a major net exporter of workers due to limited employment opportunities leading to high out-commuting by car.

2.8.7. **Preston**

- Loss of rural character and identity. Maintain separation from both Cirencester and new development
- Infrastructure failures regarding sewerage, water and electricity as well as flooding issues
- Limited capacity regarding transport, services, health and education
- Medium–High or High Sensitivity landscape with Grade 2 and 3a agricultural land
- Developers and Land Promoters point out that due to its proximity to Cirencester it is a more sustainable location for development which is relatively unconstrained.

2.8.8. **Siddington**

- It is unjust that the classification of Principal Settlement is inherited from the proximity of Cirencester over actual provision of facilities in the settlement.
- Loss of identity of Siddington as a stand-alone village which could become a suburb of Cirencester with a loss of the current community identity and social cohesion.
- Limited infrastructure availability regarding water supply, sewerage, drainage, bus services, health services and education.
- Siddington routinely experiences river flooding, surface water flooding, and high groundwater.
- Harm to listed buildings, wildlife and landscape.
- Concerns that the cumulative impact of proposed development across South Cotswolds are not fully understood at this stage.

Question 5 – Are there any other matters beyond conventional housing that have not been listed here that you think should be considered in the Development Strategy for the updated Local Plan?

2.9. The topic of (a lack of) infrastructure is emphasised again, with the need for upfront infrastructure investment before development is approved being mentioned often. Commenters argue that building homes before securing transport, drainage, utilities, or community facilities, risks leaving rural areas overwhelmed and undersupported.

2.10. Many comments raise concerns about weak public transport links, including infrequent buses and limited rail services, and question the realism of expecting significant modal shift away from car use in rural areas. These limited public transport options are also linked to a lack of employment opportunities, which respondents fear will lead to increased commuting by car.

2.11. Respondents also express concern about the impact of the proposed development on biodiversity, safety, community cohesion, increased lack of affordable housing, parking, air population and loss of agricultural land.

Question 6 – Do you agree with the vision and objectives? Or is there anything else that should be covered in the vision and objectives?

2.12. Although there is general support for the vision and objectives, their practical implementation and feasibility is questioned in light of the new housing target. Inadequate infrastructure, unfair distribution of housing, developers reducing mitigation after receiving planning permission are all mentioned as barriers to achieving the objectives.

Draft document for Council governance process July and August 2026

Local Development Scheme July 2026

COTSWOLD
District Council

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1. Introduction

1.1 This is the Cotswold District Council Local Development Scheme. It explains what planning policy documents will be prepared during the three-year period July 2026 – June 2029. It also provides the timetable for producing these documents.

1.2 Cotswold District Council is producing a:

- The Local Plan (2026-2043);
- A Community Charging Levy;
- Developer Contributions Supplementary Plan, and;
- Cotswold District Design Code Supplementary Plan

2. Cotswold District Local Plan (2011-2031) & Emerging Local Plan (2026-2043)

2.1 The Cotswold District Local Plan (2011-31) was adopted on 3 August 2018. The plan is the starting point in the determination of planning applications, providing an overall framework for growth in the period up to 2031, or when replaced by the new Local Plan, discussed below, that is expected to be adopted in early 2028.

2.2 The Council is preparing a new Local Plan for the District for the 2026 to 2043 period. The new Plan, once adopted, will replace the existing (2011 to 2031) plan and provide a policy framework to inform decision making on planning applications. It will ensure the identified housing and job requirements are met in full, along with providing for infrastructure, services and facilities. The new Plan is 'green to the core' responding to the climate and ecological emergencies declared by the Council in 2019 and 2020 respectively.

2.3 Three consultation stages have already been undertaken as follows:

- Issues and Options Consultation – Feb/ March 2022
- Draft Local Plan Consultation – Feb/ April 2024
- Preferred Options Consultation – Nov/ Dec 2025

2.4 The Regulation 19 stage consultation will take place from 24 August to 5 October 2026 with Plan submission planned for December 2026. It is anticipated that an examination will take place during 2027 with Plan adopted in early 2028.

3. Community Infrastructure Levy (CIL)

3.1 The Community Infrastructure Levy (CIL) is a charge that can be applied to new developments to help pay for supporting infrastructure. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is currently potentially liable for the levy.

3.2 The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.

3.3 The Council adopted its CIL charging schedule in June 2019.

3.4 A review of the CIL Charging Schedule will be undertaken from summer 2026 to summer 2027 and so the updated documents can be submitted for examination ahead of adoption of the new Local Plan. It is anticipated that an examination into the updated CIL Charging Schedule would follow the completion of the Local Plan examination.

3.5 The government's national planning practice policy guidance sets out how a charging schedule should be prepared. It explains a charging schedule is prepared and adopted as follows:

a) the charging authority prepares its evidence base in order to prepare its draft levy rates, and collaborates with neighbouring / overlapping authorities (and other stakeholders);

b) the charging authority prepares and publishes a draft charging schedule for consultation;

c) representations are sought on the published draft;

d) the charging authority must take into account any representations made to it before submitting a draft charging schedule for examination;

e) an independent person (the "examiner") examines the charging schedule in public;

f) the examiner's recommendations are published;

g) the charging authority has regard to the examiner's recommendations and reasons for them; then

h) the charging authority approves the charging schedule.

3.6 The 2019 Regulations removed the requirement to consult on a preliminary draft charging schedule. However, charging authorities can consult more than once where they consider it to be appropriate.

4. Statement of Community Involvement

4.1 A Statement of Community Involvement explains how local communities and other stakeholders will be engaged in the preparation of the Local Plan and other related documents. It also provides information about how local communities and other stakeholders will be engaged in relation to the determination of planning applications.

4.2 Local planning authorities are required to review their Statements of Community Involvement every five years. The Council's current Statement of Community Involvement was refreshed in December 2023 and will therefore not need to be updated prior to the adoption of the new Local Plan.

5. Local Plan Monitoring Reports

5.1 In accordance with national planning regulations the Council is required to produce a monitoring report addressing various matters including plan progress and implementation, neighbourhood planning, CIL (where applicable) and the duty to co-operate.

5.2 The Council prepares various monitoring reports, these include:

a) Authority Monitoring Report;

b) Housing Land Supply Report (this calculates the Council's 5 year housing land supply);

c) Residential Land Monitoring Statistics;

d) Economic Land Monitoring Statistics;

e) Brownfield Land Register; and

f) Infrastructure Funding Statement.

5.3 Where possible, the Council updates and publishes the above reports annually. All documents are saved on the Council's Local Plan evidence webpage[1] apart from the Infrastructure Funding Statement which can be found on the Council's CIL webpage[2].

6. Supplementary Plans

6.1 The role of Supplementary Plans (SPs) is changing following the Written Ministerial Statement (2025) setting out that new Supplementary Planning Documents (SPD) should not be adopted after 30 June 2026[3]. It is understood that updates are currently being prepared for national policy surrounding the role of Supplementary Plans, but the draft NPPF, published for consultation in December 2025, stated that:

a) "Setting out locally-specific design standards to provide clear design expectations that support the delivery of development; or

b) Situations where a supplementary plan would allow the authority to respond positively and quickly to unanticipated changes in their area, between plan-making cycles, where it is important to put in place policies to shape and direct development for a site or group of sites which the authority considers to be nearby to each other." (draft NPPF 2025 Paragraph PM4: 1).

[1] https://www.cotswold.gov.uk/planning-and-building/planning-policy/evidence-base-and-monitoring/

[2] https://www.cotswold.gov.uk/planning-and-building/community-infrastructure-levy/

[3] Ministry of Housing, Communities and Local Government, *Plan-making regulations explainer* (GOV.UK), 2026. https://www.gov.uk/government/publications/plan-making-regulations-explainer/plan-making-regulations-explainer#commencement-saving-and-transitionalarrangements

6.2 It is understood that updated national policy will be published in the Autumn of 2026 and this LDS may be updated following that as required. At the time of preparing this update to the LDS (July 2026) Planning Practice Guidance still refers to the preparation of Supplementary Planning Documents. However, it is understood that preparing Supplementary Plans will be similar, in many ways, to preparing SPD. The draft NPPF published for consultation in December 2025 also stated:

"Supplementary Plans are subject to a streamlined preparation, consultation and examination process" (draft NPPF 2025 Paragraph PM16: 1).

6.3 CDC intend to progress two Supplementary Plans:

- Updated Cotswold Design Code SP, which is consistent with the draft NPPF referred to above and the existing PPG, that states that Design Code should be adopted as SPD. This will be published for consultation alongside the Regulation 19 Local Plan 24 August to 5 October 2026 and progressed thereafter, subject to updated national policy being published to clarify the intended approach to progressing and adopting SP, and
- Developer Contributions SP. Traditionally, a Developer Contributions SPD would be prepared alongside an update to a CIL Charging Schedule, to ensure any guidance relating to CIL and the implementation and collection of developer contributions, is up-to-date and reflects the latest CIL Charging Schedule. It is assumed that SP will be able to complete this function as SPD have done, but that could be updated in the future when new national policy is published if necessary. The draft SP will be prepared alongside the updated CIL Charging Schedule commencing summer 2026 for completion in summer 2027.

6.4 The Council will keep the need for additional or revised SPs under review throughout the plan-making period to ensure that planning guidance remains up to date and reflects changes in national policy, legislation, local priorities and the adopted Local Plan. The preparation and the adoption of any new SPs will be reflected in future updates to the Local Development Scheme.

7. Neighbourhood Planning

7.1 Introduced through the Localism Act 2011, Neighbourhood Development Plans (NDPs) are community-led planning documents prepared by parish or town councils,

or by neighbourhood forums in unparished areas. Once a plan has successfully passed independent examination, received majority support at referendum and been formally "made" by the local planning authority, it becomes part of the statutory development plan for the area. Neighbourhood Plans can set out locally specific planning policies and help shape the location, type and design of future development, alongside the Local Plan and other development plan documents.

7.2 National Planning Practice Guidance (PPG) recognises Neighbourhood Plans as an important part of the planning system. Whilst prepared by local communities, they must have regard to national planning policy and be in general conformity with the strategic policies of the adopted Local Plan. The Council provides technical advice and support throughout plan preparation and, once made, Neighbourhood Plans form part of the development plan for their respective areas.

7.3 As of July 2026, there are 10 made Neighbourhood Plans covering parts of the District and a further 11 neighbourhood planning areas with plans in development (which includes some Reviews). Further information on neighbourhood planning in Cotswold District, including the stages involved in preparing a plan and the status of emerging plans, can be found on the Council website[4].

7.4 The current status of Neighbourhood Plans across the Cotswold District (as of July 2026) is set out below.

Plans in Development

Information regarding Neighbourhood Plans in development is published on the Council's website[5], including the different stages the plan is required to go through[6].

- Blockley – NPS + pre-Reg 14
- Chipping Campden – Referendum
- Cirencester – Reg 17
- Mickleton – Nearing Reg 14
- Moreton-in-Marsh – Reg 17
- Siddington – Reg 16
- Northleach with Eastington – considering Review
- Tetbury and Tetbury Upton – considering Review

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

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

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

"Made" (Adopted) Neighbourhood Plans

Information regarding Made Neighbourhood Plans is published on the Council's website[7].

- Down Ampney - 6th March 2024
- Fairford - 5th June 2023
- Kemble and Ewen - 11th May 2021
- Lechlade on Thames - 17th Nov 2016
- Northleach with Easington - 11th March 2019
- Preston - 11th May 2021
- Somerford Keynes and Shorncote - 11th May 2021
- South Cerney - 8th Dec 2021
- Stow-on-the-Wold and the Swells - 3rd October 2024
- Tetbury and Tetbury Upton - December 2017

Designated Neighbourhood Areas

Parish council has secured neighbourhood area designation, the first stage of the neighbourhood planning process, but where a Neighbourhood Plan has not subsequently been progressed to submission or adoption

- Ampney Crucis - June 2020
- Andoversford - Jan 2020
- Blockley - Jan 2017
- Chedworth - Jan 2021
- Ebrington - Dec 2013
- Siddington - June 2013
- Upper Rissington - Feb 2018
- Willersey - Feb 2025

[7] Made neighbourhood plans - Cotswold District Council
https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/made-neighbourhood-plans/

Appendix 1 – Document Profiles

Cotswold District Local Plan 2025 – 2043	
Status	Development Plan Document (DPD)
Overview	The Local Plan sets out the overall framework for future development growth in Cotswold District to 2043. The plan takes account of the Council's corporate plan, emergency declarations and other material considerations (for example the National Planning Policy Framework).
Geographical coverage	District-wide
Timetable	Consultation: Preferred Options (Reg. 18) – **(autumn) 2025** Consultation: Publication of Local Plan (Submission Version) (Reg. 19) – **(summer) 2026** Submission of Local Plan (Reg. 22) – **Q4 (December) 2026** Examination – **2027** Adoption – **(early) 2028**
Conformity	Prepared in conformity with the December 2024 National Planning Policy Framework, in accordance with appropriate transitional arrangements, and corresponding National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Community Infrastructure Levy	
Status	Community Infrastructure Levy
Overview	The Community Infrastructure Levy (CIL) is a charge that can be applied to new developments to help pay for supporting infrastructure. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is currently potentially liable for the levy. The levy only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website.
Geographical coverage	District-wide
Timetable	Consultation: Draft charging schedule – **early 2027** Submission for Examination – **Winter 2027** Examination – **early 2028** Adoption – **Q4 (Mid) 2028**
Conformity	Prepared in conformity with the National Planning Policy Framework and the National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure and the Infrastructure Delivery Lead.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Developer Contributions Supplementary Plan	
Status	Developer Contributions Supplementary Plan
Overview	The Developer Contributions Supplementary Plan will provide guidance on securing developer contributions, including Section 106 planning obligations, the Community Infrastructure Levy (where applicable), and affordable housing, to mitigate the impacts of new development. It will explain the types of contributions sought, how they will be secured and the process for implementation. This ensures that development contributes appropriately to infrastructure, community facilities and services in accordance with Development Plan policies.
Geographical coverage	District-wide
Timetable	Consultation: Draft charging schedule – **early 2027** Submission for Examination – **Winter 2027** Examination – **early 2028** Adoption – **Q4 (Mid) 2028**
Conformity	Prepared in conformity with the National Planning Policy Framework and the National Planning Practice Guidance.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Cotswold District Design Code Supplementary Plan	
Status	Cotswold District Design Code Supplementary Plan
Overview	The Design Code aims to secure the highest standards of development while respecting the distinctive character of the District. The Code is intended to cover all aspects of design within a Cotswold context, encouraging high quality and inclusive design that establishes a strong sense of place and responds to local character. The Code is relevant to a wide range of development and is a material consideration in planning decisions.
Geographical coverage	District-wide
Timetable	Consultation: Cotswold District Design Code – **Summer 2026** Submission for Examination – following publication of updated national policy requirements for preparing Supplementary Plans in autumn 2026. Examination – **tbc** Adoption – **tbc**
Conformity	Prepared in conformity with the National Planning Policy Framework, the National Planning Practice Guidance and the National Model Design Code.
Management arrangements	Document production to be led by the Council's Planning Policy and Infrastructure team under the direction of the Head of Planning Policy and Infrastructure.
Resource requirements	Internal resources comprise the Council's Planning Policy and Infrastructure team with input from other teams and services as appropriate. External resources will be drawn upon to produce some supporting technical evidence.
Community engagement	Engagement to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

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Draft document for Council governance process July and August 2026

Settlement Role and Function Study

July 2026

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District Council

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1. Introduction

Background

1.1 The main purpose of this Settlement Role and Function Study is to build up a picture of the settlements in Cotswold District, and how they relate to each other – their role and function. An initial update to the Role & Function of Settlements Study (Cotswold District Council, July 2012) was published in November 2025 alongside a Regulation 18 consultation on the Local Plan. Taking into account comments received during this consultation, it was decided to adjust the approach to have greater focus on services and facilities available in each settlement and their overall connectivity via public transport.

1.2 The conclusion outlines the role and function of the district's 48 largest settlements, recommending a hierarchy of settlements which will inform the spatial strategy in the Local Plan Update. The spatial strategy will establish the requirements for different types of development and, along with the Infrastructure Delivery Plan, the supporting infrastructure.

1.3 However, development allocations will be driven by various factors such as site availability, the amount of growth needed in the district over the Local Plan period, and constraints such as the Cotswolds National Landscape.

Policy Context

1.4 Paragraph 15 of the National Planning Policy Framework (December 2024) (NPPF) states local plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

1.5 We need to understand how our towns and villages currently work and function before we start to shape the future and set a strategy for determining the pattern, scale and design quality of future development, as required by NPPF paragraph 20. How our settlements currently function can give us clues about what we need to do in the future to deliver positive outcomes for our communities.

1.6 Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable

transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making (NPPF para 110).

Scope

1.7 The starting point for defining the settlements to be included in the study was the list of settlements in the previous Role & Function of Settlements Study (Cotswold District Council, July 2012). That study focussed on 33 settlements, of which 17 were included as Principal Settlements in the adopted Cotswold District Local Plan (2011-2031).

1.8 Settlements with a population of more than 300, but which had been excluded from this study for various reasons, have been added to the list of settlements to be assessed in this study. This is because their circumstances might have changed over the years. Coln St Aldwyns, Hatherop and Quenington have been assessed as one settlement due to their close proximity to each other and their functional relationship. Settlements with a population of less than 300 will be considered to be rural settlements that form part of the open countryside.

Table 1: List of 48 settlements that have been (re)assessed

Settlements			
Ampney Crucis	Coberley	Longborough	Sapperton
Andoversford	Coln St Aldwyns[1]	Lower Swell	Shipton
Avening	Didmarton	Meysey Hampton	Siddington
Bibury	Down Ampney	Mickleton	Somerford Keynes
Bledington	Eastleach	Moreton-in-Marsh	South Cerney
Blockley	Ebrington	Naunton	Stow-on-the-Wold
Bourton-on-the-Hill	Fairford	North Cerney	Temple Guiting
Bourton-on-the-Water	Great Rissington	Northleach	Tetbury
Broadwell	Hatherop[1]	Oddington[2]	Upper Rissington
Chedworth	Kemble	Poulton	Weston Subedge
Chipping Campden	Kempsford	Preston	Willersey
Cirencester	Kingscote	Quenington[1]	Withington
Coates	Lechlade-on-Thames	Rodmarton	

[1] Coln St Aldwyns, Hatherop and Quenington have been assessed as one settlement due to their close proximity to each other

[2] Covers both Upper and Lower Oddington

2. Facilities and Services

Overview

2.1 Access to community facilities and services is critical when considering the role and function of settlements. Although online shopping and use of the internet for other services (e.g. banking, health care appointments) has grown significantly over recent years (even more so since the Covid-19 pandemic), national policy still expects most new development to have good access to services and facilities by focusing significant development on locations which limit the need to travel and offer genuine sustainable transport options.

2.2 When thinking about the role and function of settlements, it is useful to distinguish between facilities and services that serve a more local area within a settlement or neighbourhood ('local'), with those that have a wider catchment serving both local residents and those across a wider area ('strategic'). In other words, some facilities/services require a larger population than others and tend to serve a larger geographic area e.g. secondary schools and supermarkets require a larger population than primary schools or convenience stores.

2.3 Consequently, there are fewer strategic facilities in total than local facilities and settlements that have more strategic facilities play a key function in providing the wider area with these facilities and services.

Retail facilities and services

2.4 The adopted Local Plan includes the following retail hierarchy for settlements that have an important retail function:

- Town Centre: Cirencester;
- Key Centres: Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold and Tetbury;
- District Centres: Fairford and Lechlade;
- Local Centres: Northleach and South Cerney.

Please note that retail hierarchy of the adopted Local Plan is being reviewed as part of the Local Plan Update.

2.5 These centres provide a variety of shops and retail options. They are important service centres for the majority of needs of their respective local catchment areas, which is particularly important for those, such as the elderly and disabled, who rely on services and facilities being close-by. Cirencester is the district's dominant centre for retailing with each consecutive tier being more limited in both number and range on offer.

2.6 The role of the settlements is also determined by whether they provide strategic retail facilities such as supermarkets and banks as well as local retail facilities such as a village shop/convenience store and/or a post office.

Table 2: Retail option availability per settlement (as per Spring 2025)

Settlement	Service Centre	Supermarket	Convenience store	Bank	Post Office
Ampney Crucis	No	0	0	0	0
Andoversford	No	0	1	0	1
Avening	No	0	0	0	1*
Bibury	No	0	0	0	1*
Bledington	No	0	1	0	1*
Blockley	No	0	1	0	1*
Bourton-on-the-Hill	No	0	1	0	0
Bourton-on-the-Water	Yes	1	1	0	1
Broadwell	No	0	0	0	0
Chedworth	No	0	0	0	0
Chipping Campden	Yes	0	2	0	1
Cirencester	Yes	4	11	6	2
Coates	No	0	0	0	0
Coberley	No	0	0	0	0
Coln St Aldwyns Hatherop Quenington	No	0	1	0	1
Didmarton	No	0	0	0	0
Down Ampney	No	0	1	0	1
Eastleach	No	0	0	0	0
Ebrington	No	0	0	0	0
Fairford	Yes	2	1	0	1
Great Rissington	No	0	0	0	0
Kemble	No	0	1	0	1
Kempsford	No	0	0	0	1*
Kingscote	No	0	0	0	0
Lechlade-on-Thames	Yes	0	2	0	1
Longborough	No	0	1	0	1*
Meysey Hampton	No	0	0	0	0
Mickleton	No	0	1	0	0
Moreton-in-Marsh	Yes	2	2	1	1
Naunton	No	0	0	0	0
North Cerney	No	0	0	0	0
Northleach	Yes	0	1	0	1
Oddington	No	0	0	0	1*
Poulton	No	0	0	0	0
Preston	No	0	0	0	0
Rodmarton	No	0	0	0	0
Sapperton	No	0	0	0	0
Shipton	No	0	0	0	0
Siddington	No	0	1	0	1

Settlement	Service Centre	Supermarket	Convenience store	Bank	Post Office
Somerford Keynes	No	0	0	0	0
South Cerney	No	0	2	0	0
Stow-on-the-Wold	Yes	2	1	0	1
Temple Guiting	No	0	0	0	0
Tetbury	Yes	1	2	0	1
Upper Rissington	No	0	1	0	1*
Weston Subedge	No	0	0	0	0
Willersey	No	0	0	0	0
Withington	No	0	0	0	0

* Limited opening times

2.7 Provision of the assessed retail and services is limited across the board. None of the smaller and even some of the larger settlements, such Lechlade, have a supermarket. Only Cirencester and Moreton-in-Marsh have permanent access to a bank. Less than half of the settlements assessed have direct access to a convenience store and/or a post office, with the latter having limited opening times in many settlements.

Other facilities and services

2.8 The 48 settlements being considered in this study have also been assessed to see which other community facilities and services are present. The findings are presented in the tables 3 and 4 below, broken down by strategic and local facilities. Note that they refer to the presence of facilities within or adjacent to the settlements identified, rather than a wider area such as the parish boundary.

2.9 To gather this data, the Council contacted the town and parish councils of the settlements assessed in the Study in Spring 2025 and asked them to complete a short form to indicate the availability of services and facilities in their settlements. Town and parish councils have the best and most up to date local knowledge of this and were also able to nuance their responses for example by indicating that the local post office has only limited opening times. Please note that no response was received from Coberley and Down Ampney, the data for these settlements has therefore been based on a desktop assessment and local knowledge.

2.10 Table 3 below looks at strategic facilities and services which have a wider catchment serving both local residents and those across a wider area, this encompasses Leisure Centres, Swimming Pools, Secondary Schools, Colleges/6th Forms, NHS Hospitals and Established Employment Sites.

2.11 Note that there are no large NHS Hospitals within the district. For the purpose of the study, hospitals have been included if they provide a Minor Injury and

Illness Unit (MIIU). Established Employment Sites have only been included if they are within or directly adjacent to the settlement. Only settlements that have at least one strategic facility have been listed.

Table 3: Strategic facilities and services per settlement (as per Spring 2025)

Settlement	Leisure Centre	Swimming Pool	Secondary School	College / 6th Form	NHS Hospital	Established Employment Site
Andoversford	0	0	0	0	0	1
Bourton-on-the-Water	1	1	1	1	0	1
Chipping Campden	1	0	1	1	0	0
Cirencester	1	2	2	2	1	6
Fairford	0	0	1	1	0	3
Longborough	0	0	0	0	0	1
Moreton-in-Marsh	1	1	0	0	1	2
Northleach	0	1	0	0	0	2
Poulton	0	0	0	0	0	1
Preston	0	0	0	0	0	1
South Cerney	1	0	0	0	0	1
Tetbury	1	0	1	0	0	4
Upper Rissington	0	0	0	0	0	1
Willersey	0	0	0	0	0	1

2.12 Strategic services and facilities are clustered around the larger settlements in the district, which is to be expected. These settlements therefore play an important role in providing services for the wider area. Established Employment Sites are the only type of strategic facility which is slightly more dispersed.

2.13 Table 4 looks at facilities and services that serve a more local area.

Table 4: Local facilities and services per settlement (as per Spring 2025)

Settlement	Library	Primary School	Pre-school / Nursery	GP Surgery	Dentist	Pharmacy	Pub	Community Hall	Sports Field	Allotments	Play Area
Ampney Crucis	0	1	0	0	0	0	1	1	0	0	1
Andoversford	0	1	1	0	0	0	1	2	1	0	1
Avening	0	1	1	0	0	0	1	1	1	0	1
Bibury	0	1	1	0	0	0	1	1	1	0	1
Bledington	0	1	0	0	0	0	1	1	0	0	1
Blockley	0	1	0	0	0	0	2	3	1	1	5
Bourton-on-the-Hill	0	0	0	0	0	0	1	1	0	1	0
Bourton-on-the-Water	1	1	1	1	2	1	6	4	1	3	3
Broadwell	0	0	0	0	0	0	1	1	0	1	1
Chedworth	0	1	1	0	0	0	1	1	1	0	1

Settlement	Library	Primary School	Pre-school / Nursery	GP Surgery	Dentist	Pharmacy	Pub	Community Hall	Sports Field	Allotments	Play Area
Chipping Campden	1	2	2	1	2	1	5	2	1	1	4
Cirencester	1	5	9	4	8	5	17	4	10	10	11
Coates	0	0	0	0	0	0	0	1	0	0	0
Coberley	0	1	0	0	0	0	0	0	1	0	0
Coln St Aldwyns Hatherop Quenington	0	2	2	0	0	0	2	2	1	2	3
Didmarton	0	0	0	0	0	0	1	1	1	0	1
Down Ampney	0	1	0	0	0	0	0	1	1	0	1
Eastleach	0	0	0	0	0	0	1	1	1	0	1
Ebrington	0	1	1	0	0	0	1	1	1	0	0
Fairford	1	1	1	1	1	1	5	1	2	1	1
Great Rissington	0	1	0	0	0	0	1	0	0	0	0
Kemble	0	1	0	1	0	0	1	1	1	1	2
Kempsford	0	1	1	0	0	0	1	1	1	0	1
Kingscote	0	0	0	0	0	0	0	1	0	0	0
Lechlade-on-Thames	1	1	1	1	2	1	4	1	2	2	3
Longborough	0	1	1	0	0	0	1	1	0	1	1
Meysey Hampton	0	1	0	0	0	0	1	1	1	0	1
Mickleton	0	1	0	0	0	0	2	1	1	1	2
Moreton-in-Marsh	1	1	2	2	1	1	4	3	5	3	3
Naunton	0	0	0	0	0	0	1	1	1	0	1
North Cerney	0	1	0	0	0	0	1	1	0	1	0
Northleach	1	1	1	1	0	2	3	2	1	3	2
Oddington	0	0	0	0	0	0	2	1	0	0	1
Poulton	0	0	0	0	0	0	1	1	1	1	1
Preston	0	0	0	0	0	0	0	1	1	1	1
Rodmarton	0	1	0	0	0	0	0	1	1	0	0
Sapperton	0	1	1	0	0	0	1	1	1	1	0
Shipton	0	0	0	0	0	0	0	1	1	0	0
Siddington	0	1	0	0	0	0	1	1	1	1	1
Somerford Keynes	0	0	0	0	0	0	1	1	0	0	0
South Cerney	0	1	1	1	1	1	3	1	2	3	3
Stow-on-the-Wold	1	1	1	1	2	1	6	1	2	1	2
Temple Guiting	0	1	0	0	0	0	0	1	0	0	1
Tetbury	1	1	3	1	3	2	5	2	2	3	5
Upper Rissington	0	1	1	0	0	1	0	1	1	1	2
Weston Subedge	0	0	0	0	0	1	1	0	0	1	1
Willersey	0	1	0	0	0	0	2	0	0	0	0
Withington	0	1	0	0	0	0	1	1	0	0	1

2.14 None of the local facilities and services assessed are available across the board, although more than half of the settlements have a primary school, pub, village hall and/or play area. Only the larger settlements have access to a library, GP, dentist and/or pharmacy. The lack of local facilities does not only occur in small settlement such as Coates and Shipton, but also medium sized settlements such as Willersey.

Public Transport Connectivity

2.15 The study has also assessed the amount and frequency of bus services available in each settlement. The services have been divided into the following categories:

- Low Frequency: community/village buses, village buses, school-only buses and bus services that run once or less a day
- Regular: bus services that run multiple times a day

2.16 These categories must be seen within the Cotswold context where bus services are limited. A regular bus service might still only run a couple of times a day and there are as good as no evening services in the district.

Table 5: Public Transport Provision

Settlement	Low Frequency Bus Services	Regular Bus Services	Train Station
Ampney Crucis	50 / 72C / 72F / 76 (77) / SM6		
Andoversford	832 / Pates 1	801 / S2	
Avening	129 / 72T / C Lines	620	
Bibury		855	
Bledington	V2 / V4 / V6 / V9 / V19 / V23 / V25	802	
Blockley	608	1 (1A 2 2A)	
Bourton-on-the-Hill	608 / 803 / V4	1 (1A 2 2A)	
Bourton-on-the-Water	803 / C Lines / Pates 1 / V12 / V21	801 / 802 / 855	
Broadwell	803 / V12 / V21 / V26		
Chedworth	78		
Chipping Campden	608	1 (1A 2 2A) / 606	
Cirencester	128 / 50 / 58 / 72C / 72F / 72NL / 76 (77) / 78 93 (93A) / C Lines / SM6 / SM7 / X54	51 (51X) / 54 (54A) / 93 (93A) / 855 / 882	
Coates	72C / SM6	54 (54A) / 93 (93A) / 882	
Coberley			
Coln St Aldwyns Hatherop Quenington	72F / 76 (77)	855	
Didmarton	129	620	

Settlement	Low Frequency Bus Services	Regular Bus Services	Train Station
Down Ampney	72C / 76 (77)		
Eastleach	76 (77)		
Ebrington			
Fairford	72F / 76 (77) / SM6	855	
Great Rissington		802	
Kemble	72C / C Lines	93 (93A) / 882	Yes
Kempsford	72F / 76 (77)		
Kingscote			
Lechlade-on-Thames	72F / 76 (77) / SM6	64	
Longborough	803 / V4 / V6 / V22		
Meysey Hampton	72F / 76 (77) / SM6		
Mickleton	608	1 (1A 2 2A)	
Moreton-in-Marsh	6 / 803 / V4 / V22 / V26	1 (1A 2 2A) / 51 (51A) / 801	Yes
Naunton			
North Cerney	78/ C Lines	51 (51X)	
Northleach	72NL / C Lines	801 / 855 / S2	
Oddington	803 / V2 / V4 / V6 / V8 / V9 / V12 / V21 / V22 / V23 / V26		
Poulton			
Preston	50 / 72C		
Rodmarton	72T	882	
Sapperton	72C	54 (54A)	
Shipton			
Siddington	72C	51 (51X)	
Somerford Keynes	C Lines	93 (93A) / 882	
South Cerney	72C	51 (51X)	
Stow-on-the-Wold	803 / C Lines / Pates 1 / V4 / V6 / V12 / V21 / V22	801 / 802	
Temple Guiting			
Tetbury	129 / 278 / 72T / C Lines / SM6	620 / 882	
Upper Rissington	V2	802	
Weston Subedge		1 (1A) / 606	
Willersey		1 (1A) / 606 / R4	
Withington	78 / 832		

2.17 Over a third of the settlements assessed do not have a regular bus service and six settlements are not serviced by any buses. Of the 30 settlements that do have a regular bus service, over half only have 1 (regular) service. Only five settlements have three regular buses and Cirencester is the only settlement which has more than three regular services.

Summary

2.18 Strategic services and facilities such as hospitals and secondary schools tend to be located in larger settlements which provide for the wider area. This is also the case in Cotswold District where Cirencester by far has the most strategic services, followed by settlement such as Moreton-in-Marsh, Tetbury and Fairford as other main service hubs. The population of surrounding settlements is often reliant on transport by car to access these services/facilities due to limited options to use public transport or access to these services on foot.

2.19 Due to the rural and dispersed nature of the district, there are many small and medium-sized settlements that are lacking some or even most of the local services and facilities assessed in this study. They rely on nearby settlements for access to such services/facilities which, as with the strategic services and facilities, often requires transport by car.

3. Settlement Scoring and Hierarchy

Settlement Scoring

3.1 This Study does not set the future spatial strategy for the district, which will need to factor in other important issues and constraints, such as land availability, landscape constraints, etc before the location of future growth can be confirmed. However, the Study is part of the evidence that will inform future decision making. In order to provide this evidence, all of the settlements assessed have been scored based on their current available services, facilities and public transport provision.

3.2 Regarding the availability of services and facilities, a scoring system is used that reflects both the availability and the wider importance of the service/facility. Therefore, a settlement is awarded:

- 0 points if the service/facility is not present in the settlement;
- 0.5 of a point is awarded if the local service/facility is present but it has limited availability (e.g. a post office which opens 2 hours each week);
- 1 point is awarded for each retail or local service/facility of which one instance is available;
- 1.5 points for each retail or local service/facility of which there are multiple present (to reflect the resilience of this service);[3]
- 2 points for each strategic service/facility available.

3.3 Regarding bus connectivity, a settlement is awarded:

- 1 point if the settlements is serviced by one or more low frequency services.
- 1 point if the settlement is serviced by a regular service
- 0.5 points for each additional regular service
- 2 additional points if the settlement is serviced by a train station

3.4 The results in Table 6 below show both the individual scores on available services/facilities and public transport provision as well as the combined total scores.

Table 6: Settlement scores from highest to lowest

Settlement	Services and Facilities Score	Public Transport Provision Score	Total Score
Cirencester	35	4	39
Moreton-in-Marsh	28.5	5	33.5
Bourton-on-the-Water	27.5	3	30.5
Tetbury	25.5	2.5	28

[3] This modifier has not been applied to the cluster of Coln St Aldwyns, Hatherop and Quenington as to not overemphasise the availability of local services.

Settlement	Services and Facilities Score	Public Transport Provision Score	Total Score
Chipping Campden	23.5	2.5	26
Fairford	22.5	2	24.5
Northleach	19.5	3	22.5
Stow-on-the-Wold	17.5	2.5	20
South Cerney	17.5	2	19.5
Lechlade-on-Thames	17	2	19
Kemble	9.5	4.5	14
Upper Rissington	11	2	13
Andoversford	10.5	2.5	13
Blockley	9	2	11
Coln St Aldwyns Hatherop Quenington	9	2	11
Mickleton	8	2	10
Siddington	8	2	10
Longborough	7.5	1	8.5
Avening	6.5	2	8.5
Meysey Hampton	7	1	8
Poulton	7	1	8
Sapperton	6	2	8
Bibury	6.5	1	7.5
Kempsford	6.5	1	7.5
Bledington	5.5	2	7.5
Chedworth	6	1	7
Down Ampney	6	1	7
Willersey	4.5	2	6.5
Preston	5	1	6
Bourton-on-the-Hill	4	2	6
Didmarton	4	2	6
North Cerney	4	2	6
Weston Subedge	4	1.5	5.5
Ebrington	5	0	5
Ampney Crucis	4	1	5
Broadwell	4	1	5
Eastleach	4	1	5
Oddington	4	1	5
Withington	4	1	5
Rodmarton	3	2	5
Somerford Keynes	2	2.5	4.5
Naunton	4	0	4
Coates	1	3	4
Temple Guiting	3	0	3
Great Rissington	2	1	3

Settlement	Services and Facilities Score	Public Transport Provision Score	Total Score
Coberley	2	0	2
Shipton	2	0	2
Kingscote	1	0	1

Impact of new development

3.5 This Settlement Role and Function Study is published alongside the emerging Local Plan which includes several new sites for strategic development. These sites will come with new services and facilities, which will affect the above scoring once completed.

3.6 Table 7 below shows the effect of these new developments on the settlements they are expanding. Please note that many strategic developments are located near settlements which already have principal settlement status, these were not assessed further as additional services and facilities would not impact their position in the Settlement Hierarchy, as further set out below.

Table 7: Settlement Scoring after completion of strategic local plan development

Settlement	New Services and Facilities	Updated Services and Facilities Score	Updated Bus Connectivity Score	Updated Total Score
Down Ampney	local centre, early years provision, primary school, bus route, sport pitches	9	2	11
Mickleton	local centre, early years provision, primary school, sport pitches	10.5	2	12.5
near Driffield*	local centre, early years provision, primary school, employment site, bus routes, sport pitches	9	2	11
Preston	local centre, early years provision, primary school, secondary school, employment site, bus route, sport pitches	12	2	14
Siddington	sport pitches	9	2	11

*This is a new settlement near Driffield and has been assessed on its own merits.

Settlement Hierarchy

3.7 These total scores have then been translated into a settlement hierarchy. The aim of this settlement hierarchy is to promote a sustainable pattern of development as required by the NPPF. The identification of these different types of settlement promotes sustainable development by linking planned growth to the availability of facilities and services. This reduces the need to travel and

supports the vitality and viability of local facilities. This also helps meet the needs of groups with protected characteristics under the Equality Act 2010, particularly older people and disabled people. Taking into account public transport provision fits in with the NPPF requirement to mitigate climate change and Cotswold District Council's aim to make its local plan 'Green to the Core' through the local plan update it is currently undertaking.

3.8 The Settlement Hierarchy is also part of the Spatial Strategy which is the 'strategy' that makes up the Local Plan. On that basis, the Hierarchy doesn't need updating every time a facility is added or removed; it would be updated through a Local Plan review every five years. The Spatial Strategy helps to ensure development comes forward that improves the vitality and viability of communities, and so are more likely to retain their existing services, and to gain new ones in the future.

3.9 Table 8 sets out the settlement level for each settlement assessed in this study. Using the Settlement Hierarchy set out below, this results in 15 Principal Settlements and 17 Non-Principal Settlements:

- Principal Settlements have the highest availability of services and facilities and/or public transport connectivity within the district. They usually also play a wider role as a service centre for the surrounding settlements. To be considered a Principal Settlement, a minimum score of 10 is required on Services and Facilities. The exception being Kemble which is still included as a Principal Settlement with a Services and Facilities score of 9.5 as its total score is better than some of the other Principal Settlements that do have a Services and Facilities score above 10.

- Non-Principal Settlements are larger villages or clusters of villages. They tend to have more services and facilities compared to Rural Settlements and have some public transport connectivity, although this needs to be seen within the Cotswold context being a large rural area where services, facilities and public transport provision are often limited in scale and availability. For Non-Principal Settlements, a minimum total score above 6 is required.

- Rural Settlements are villages with very limited services/facilities and public transport provision.

Table 8: Settlement Levels by type

Settlement	Settlement Level	Settlement	Settlement Level
Andoversford	Principal	Avening	Non-Principal
Bourton-on-the-Water	Principal	Bibury	Non-Principal
Chipping Campden	Principal	Bledington	Non-Principal
Cirencester	Principal	Blockley	Non-Principal
Fairford	Principal	Bourton-on-the-Hill	Non-Principal
Kemble	Principal	Chedworth	Non-Principal
Lechlade	Principal	Didmarton	Non-Principal
Mickleton	Principal	Down Ampney	Non-Principal
Moreton-in-Marsh	Principal	Kempsford	Non-Principal
Northleach	Principal	Longborough	Non-Principal
Preston	Principal	Meysey Hampton	Non-Principal
South Cerney	Principal	North Cerney	Non-Principal
Stow-on-the-Wold	Principal	Poulton	Non-Principal
Tetbury	Principal	Sapperton	Non-Principal
Upper Rissington	Principal	Siddington	Non-Principal
		Willersey	Non-Principal
		The cluster of Coln St Aldwyns, Hatherop and Quenington.	Non-Principal

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Moreton-in-Marsh Initial Feasibility Study

Report

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1. Introduction

1.1 Overview of Study

Moreton-in-Marsh is a market town within the Cotswolds District in Gloucestershire, lying within the Cotswolds National Landscape. It is situated on the strategic A429, mid-way between Cirencester and Warwick, and is bisected by the A44 running between Evesham and Oxford. The town has a local railway station with regular services to London, Hereford, and Worcester.

There has been significant growth of new housing within the last decade in the Moreton-in-Marsh area, and further development is proposed as part of the new Cotswold Local Plan (2026-2043). The low-capacity nature of the strategic link roads that pass through the historic centre, coupled with interactions with town centre parking, a high percentage of heavy goods vehicles and low town centre roundabout capacities result in traffic congestion. This is exacerbated further by a significant number of pedestrians crossing the High Street (A429) throughout the day using the signalised crossing. In the absence of mitigating measures, additional local plan housing will likely exacerbate the existing issues.

An options identification and appraisal process to identify solutions to the current and predicted future transport challenges commenced in 2024 with a Phase 1 Feasibility Study produced by WSP in September 2025. Stage one of this process identified a long list of potential options and applied a short-listing process to recommend options that should be taken for high-level design and costings as well as more detailed transport modelling to inform further options appraisal.

This technical note forms the second part of this two-stage process. A selection of sustainable, behavioural, and infrastructure options identified in phase one are further developed into packages and tested using the existing Gloucestershire Countywide Multi Modal Model (GC3M). Selected options are taken to initial high-level design and costings to guide future discussion.

1.2 Context

Moreton-in-Marsh is a historic market town in the Evenlode Valley, within the Cotswolds District. See Figure 1-1 for a map, providing geographic context. As of the 2021 census, it had a population of 5,015, up 44% from 3,493 in the 2011 census. The town is home to the Fire Service College which occupies the site of an old World-War II era airfield to the east of the town. Recent housing development have resulted in significant numbers of new dwellings being built to the east (between the historic centre and Fire Service College) and to the south (between the A429 and railway line).

The A429 is a key strategic route passing north/south through the High Street and historic market square centre. The A429 is bisected by the A44 at two offset mini roundabouts at the southern end of the High Street. The historic nature of the town centre limits options for junction layout improvements given a lack of space. Currently, the volume of traffic means both roundabouts are close to capacity. The expected growth due to Local Plan developments may result in these junctions being significantly over-capacity before any mitigating actions.

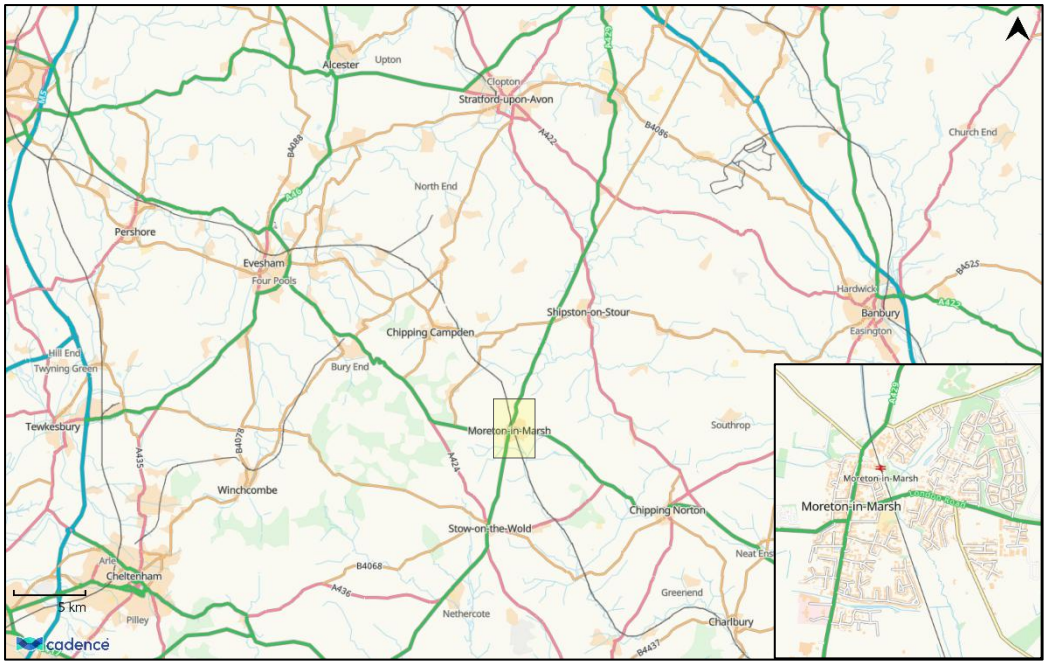


Figure 1-1 Geographical Context

Cotswold District Council (CDC) are currently preparing their new Local Plan. Several different housing allocations are being investigated for the 2043 local plan time horizon. In addition, there will be land allocated for employment and supporting infrastructure alongside the housing growth.

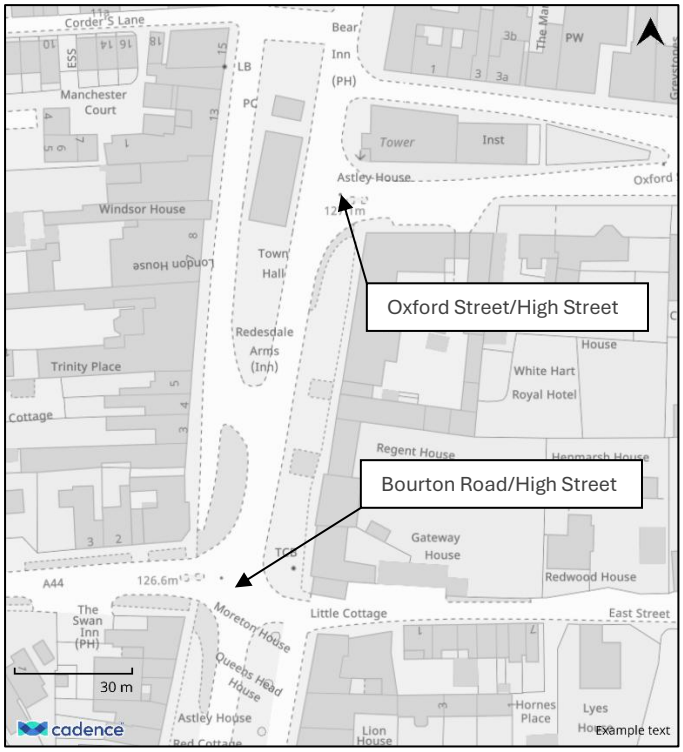


Figure 1-2 Mini Roundabouts

The existing historic centre currently experiences traffic congestion, especially including and between the two mini-roundabouts (Bourton Road/High Street and Oxford Street/High Street) where the A44 and A429 meet, see Figure 1-2. The low-capacity nature of the A429 and A44 through Moreton-in-Marsh, coupled with interactions with town centre parking, a high percentage of heavy goods vehicles and low roundabout capacities result in queued traffic on the roundabout

approaches. This is exacerbated further by a significant number of pedestrians crossing the High Street (A429) throughout the day using the signalised crossing just to the north of the Oxford Street/High Street mii roundabout.

1.3 Model Summary

The Gloucestershire Countywide Multi Modal Model (GC3M) owned by Gloucestershire County Council has been chosen for the CDC local plan transport evidence base modelling. The GC3M is an integrated multi-modal model that includes a Variable Demand Model (in Visum), a Highway Assignment Model (in SATURN), and a public transport Model (in Visum). It has a 2019 base year and has a forecast years of 2043 for the local plan transport evidence base. The modelled periods include morning peak (8am to 9am), inter-peak (10am-4pm) and evening peak (5pm to 6pm). As part of the Local Plan work a 2024 present year validation exercise has been undertaken. Given the known prevalence of strategic trips and the use of the GC3M model for the local plan work, the GC3M is considered the most appropriate tool to undertake strategic transport modelling exercise for this Moreton-in-Marsh initial feasibility assessment.

2. Background and Study Context

2.1 Overview of the current Highway Infrastructure

Understanding the current traffic conditions is important for both helping define what the current congestion issues are and their likely causes. It also provides a baseline for the current traffic flow from which incremental traffic growth from the model can be applied to forecast future conditions.

2.1.1 Local Highway network

Moreton-in-Marsh is located on the intersection of the A429 Chippenham to Warwick Road and the A44 Oxford to Evesham Road. The A429 follows the route of the Roman Fosse Way for much of its length and as such is a linear road with few significant bends or deviations. The extent around Moreton-in-Marsh is a typical single carriageway road with a single lane in each direction. The A44 is a less direct route due in part to the more elevated topography on either side of the Evenlode Valley. Both roads meet at an offset junction within the historic centre of Moreton-in-Marsh where two mini roundabouts are separated 95 metres apart. The mini roundabouts are significantly constrained by historic buildings on either side which limit further expansion. This is especially true on the northern mini roundabout which is located directly adjacent to Redesdale Hall (19C, Grade II listed), Curfew Tower (16C, Grade II listed) and White Hart Hotel (19C, Grade II listed). Minor road changes between 2016-2017 have included the centreline between the two mini roundabouts being replaced with a wider strip of dark grey coloured tarmac and the installation of cobbled surfaces to improve the delineation of the roundabout turning circle.

2.1.2 TomTom MOVE Data

Historic vehicle movement data was extracted from the TomTom MOVE platform. This data is from selected vehicles equipped with telematic devices that report GPS derived location via GPRS for analysis by TomTom. Therefore, this dataset forms a sample of vehicle movements and may have certain biases towards particular vehicle types (potentially favouring newer or commercial vehicles). It is however a valuable source of long-term strategic trends in vehicle movement.

2.1.2.1 Junction Analytics

The TomTom MOVE Junction Analytics function allows turn counts for junctions to be produced for user-defined time periods. The service allows for geofences to be created which represent locations where junction movements will be subsequently recorded. Using this capability, one-week

observations were made for both mini-roundabout junctions on the A429 within the town centre, these being;

- Southern roundabout – A429 (Fosse Way/ High St) / A44 (Bourton Road)
- Northern roundabout – A429 (High Street) / A44 (Oxford Street)

Data was collected for weekdays during January 2026 and for the following time periods,

- AM – 0700 - 1000
- IP – 1000 - 1600
- PM – 1600 – 1900

Note that January is a non-neutral month with regards to data collection. This period was required for integration with the project timetable. However, as only movement patterns and percentages rather than absolute flows are being analysed, it is not expected to have an adverse impact on conclusions established from this data.

The data shows that for the AM period, on the southern roundabout, the majority flow consists of south-bound traffic passing straight over the roundabout. A similar level of flow is provided by northbound traffic passing straight over the roundabout. 26% of southbound traffic turns right to Bourton Road (westbound, towards Broadway), impinging on the northbound flow of the A429 whilst most traffic approaching the roundabout from Bourton Road takes the first exit, north on the A429 towards the northern roundabout. The patterns match observations made during the site visit where it was noted that as most movements on this roundabout were straight-ahead and not interacting with each other, a high flowrate was maintained.

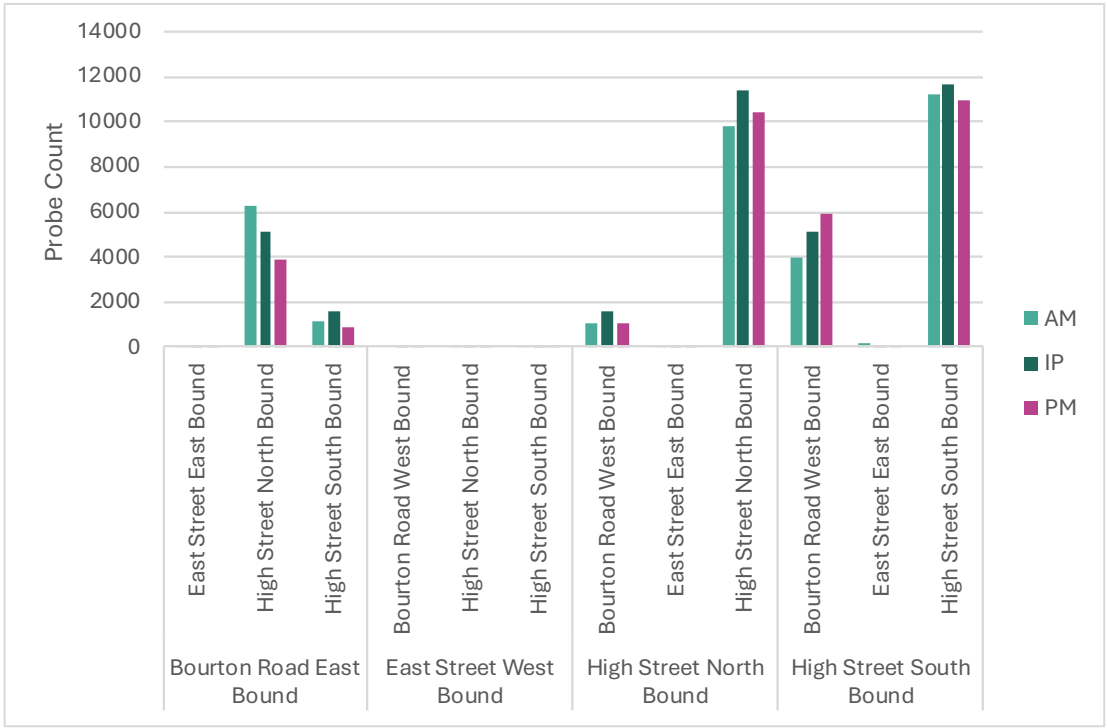


Figure 2-1 Traffic Flows by Turning Movements by Time Period (Southern Mini-Roundabout)

Approach	Movement	AM	IP	PM
Bourton Road East Bound		22%	18%	14%

East Street East Bound	→	0%	0%	0%
High Street North Bound	↱	85%	85%	76%
High Street South Bound	↴	15%	15%	24%
East Street West Bound		**0%**	**0%**	**0%**
Bourton Road West Bound	←	42%	0%	18%
High Street North Bound	↰	58%	63%	62%
High Street South Bound	↲	0%	37%	20%
High Street North Bound		**32%**	**35%**	**34%**
Bourton Road West Bound	↰	8%	10%	12%
East Street East Bound	↱	0%	0%	0%
High Street North Bound	↑	92%	90%	88%
High Street South Bound		**45%**	**46%**	**51%**
Bourton Road West Bound	↵	26%	26%	30%
East Street East Bound	↳	0%	1%	1%
High Street South Bound	↓	74%	73%	69%

Table 2-1 Turning Movements (Southern Mini-Roundabout)

For the northern roundabout, a similar pattern is shown with the majority flows being A429 traffic continuing directly over the roundabout. However, there are considerable volumes of northbound traffic turning right onto Oxford Street and thus blocking southbound traffic and a smaller though notable number of movements from Oxford Street turning right onto High Street northbound.

The PM period again sees very similar patterns. As was confirmed during the site visit, these right-turning movements on the northern roundabout can lead to occasional traffic building up and blocking the southern roundabout.

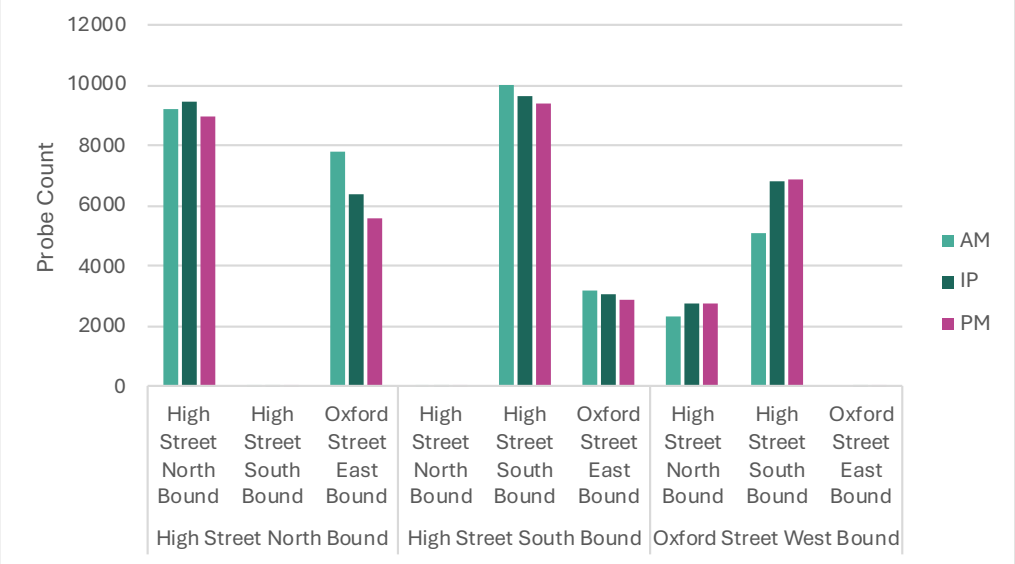


Figure 2-2 Traffic Flows by Turning Movements by Time Period (Northern Mini-Roundabout)

Approach		AM	IP	PM
High Street North Bound	**Movement**	**45%**	**42%**	**40%**

High Street North Bound	↑	54%	60%	61%
High Street South Bound	↶	0%	0%	0%
Oxford Street East Bound	↱	46%	40%	38%
High Street South Bound		**35%**	**33%**	**34%**
High Street North Bound	↺	0%	0%	0%
High Street South Bound	↓	76%	76%	77%
Oxford Street East Bound	↳	24%	24%	23%
Oxford Street West Bound		**20%**	**25%**	**26%**
High Street North Bound	↰	31%	29%	28%
High Street South Bound	↧	69%	71%	72%
Oxford Street East Bound	↳	0%	0%	0%

Table 2-2 Turning Movements (Northern Mini-Roundabout)

2.1.2.2 OD Analysis

The TomTom MOVE OD Analysis function acts like a standard "select-link" analysis. This allows the user to identify a specified directed link, and the software will calculate the trips per network link that traverse the selected link, as well as indicating the distribution of those trips. The resultant tree-like network helps identify those links within the network mostly associated with through-trips (this does not directly infer trip origin or destination).

The OD Analysis function was used to identify trips using the A429 link between the northern and southern mini-roundabouts in both a north-bound and south-bound direction and repeated for both AM and PM time periods. As can be seen in the figures below, there is a very similar pattern in both northbound and southbound directions and for both time periods. Longer distance strategic trips make up a significant proportion of vehicles travelling through Moreton-in-Marsh. Whilst longer distance A429 trips from/towards Cirencester and Warwick make a substantial volume of traffic, smaller and more local trip volumes are also associated with the A44 from both Evesham and Chipping Norton directions. See Figure 2-3 through to Figure 2-6 for the select link analysis by time period and direction on Fosse Way (between the two mini roundabouts).

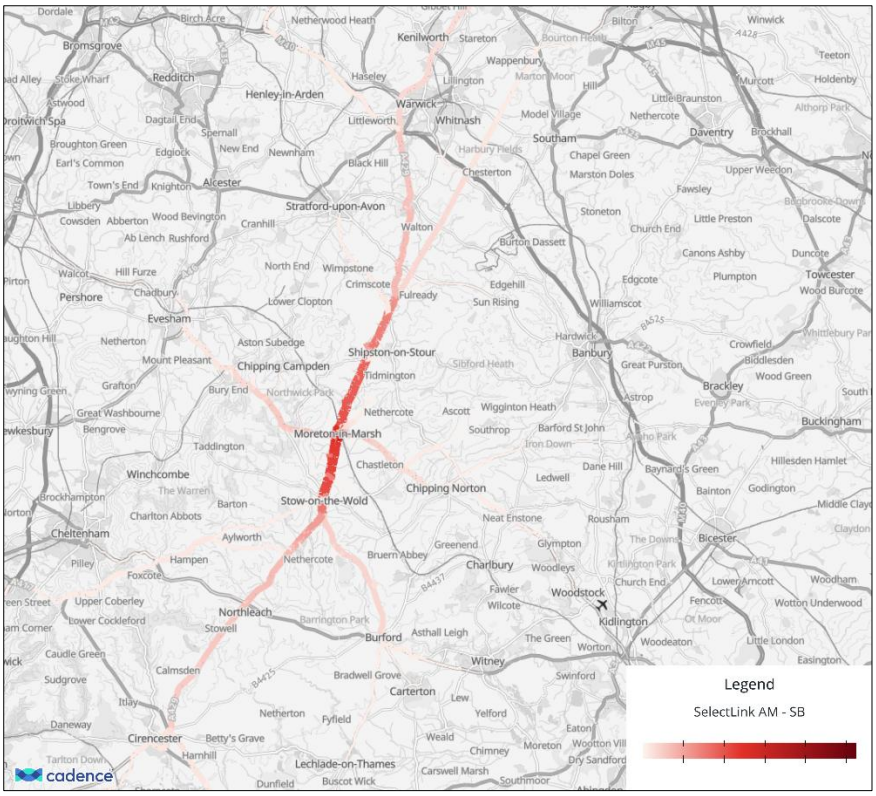


Figure 2-3 Select Link Analysis SB on Fosse Way in Morning Peak

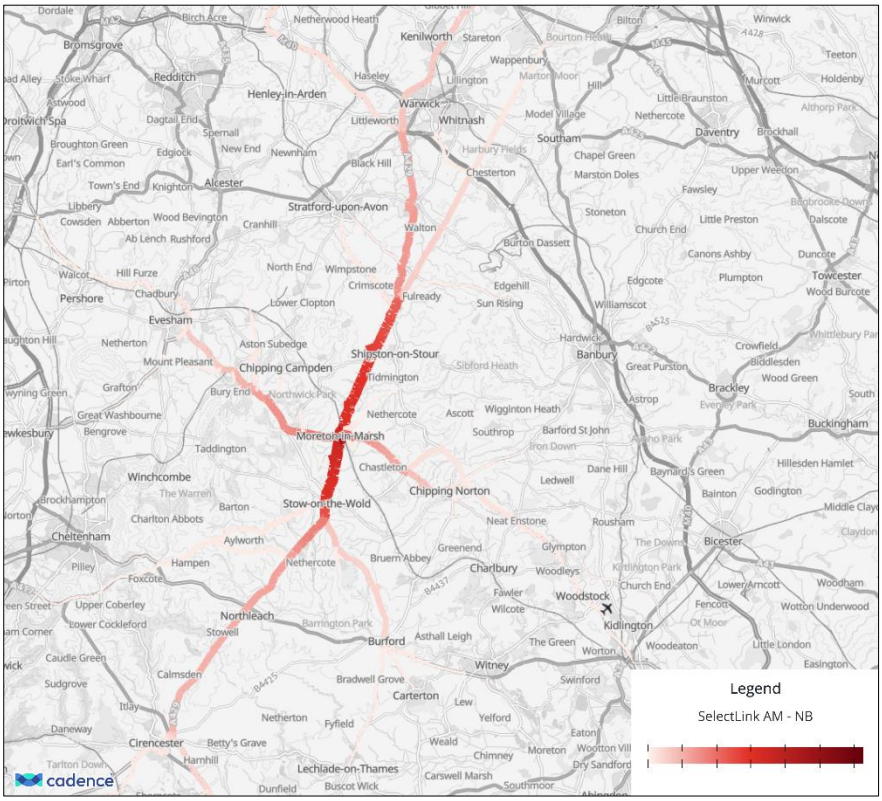


Figure 2-4 Select Link Analysis NB on Fosse Way in Morning Peak

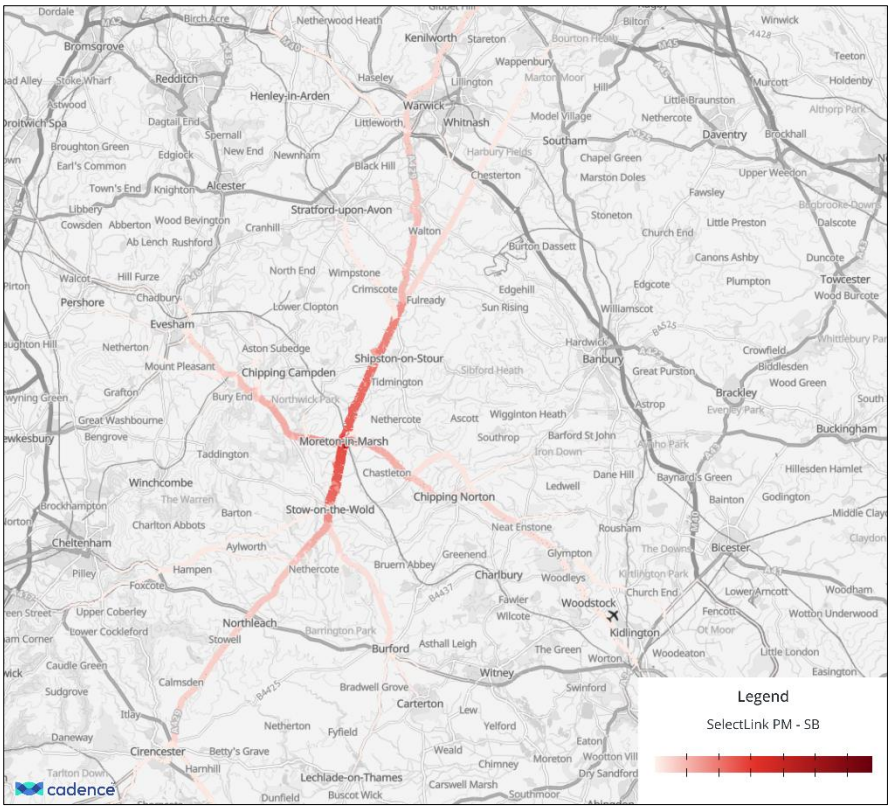


Figure 2-5 Select Link Analysis SB on Fosse Way in Evening Peak

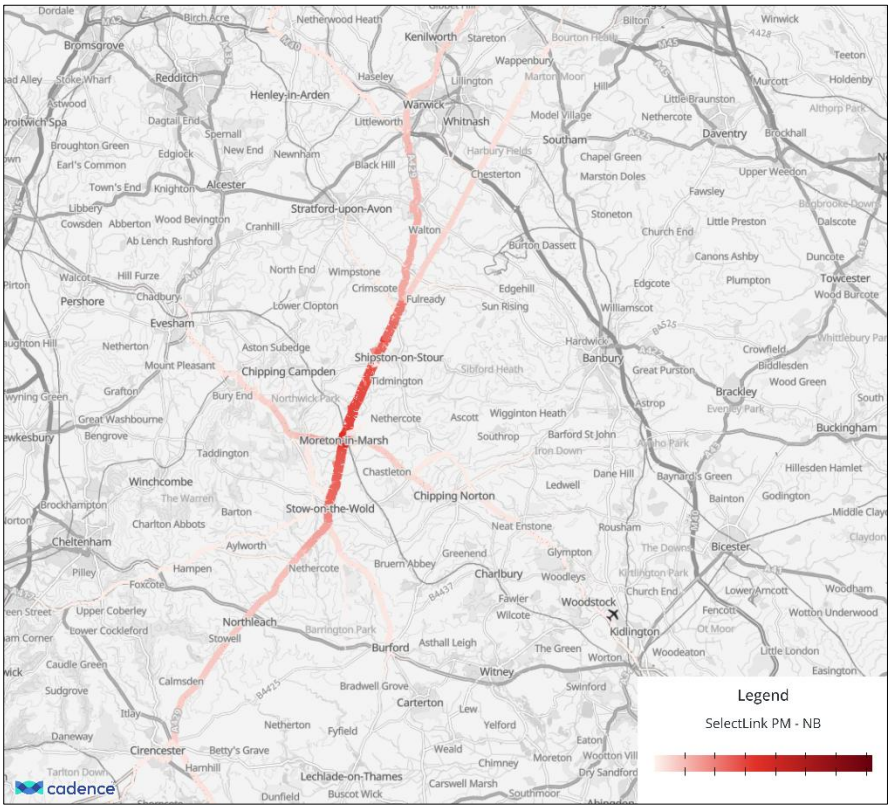


Figure 2-6 Select Link Analysis NB on Fosse Way in Evening Peak

2.1.3 Manual Traffic Counts

A manual classified turn count was conducted for a single day on Thursday 27th November 2025. The weather was dry and there were no observed traffic incidents directly within the town of Moreton-in-Marsh. It is noted that temporary traffic lights were in operation on the A429 on the northern approach to Stow-on-the-Wold, although this is some 6 kilometres to the south. These were related to long-term roadworks and were not judged to significantly impact traffic flow within Moreton-in-Marsh, especially given the lack of route choice.

Observations were made for two periods,

- AM – 0800 - 0900
- PM – 1700 - 1800

Figure 2-7 shows observed turning flows for the northern mini roundabout. This shows a greater proportion of right turning traffic onto the A44 compared to TomTom MOVE data, especially in the AM. These right-turn movements will compromise the flow of southbound traffic straight through this roundabout.

Figure 2-8 shows turns for the southern roundabout. Flows incoming along the A44 Bourton Road primarily turn north as a large proportion is expected to be through-traffic on the A44.Whilst the largest flows are directly across the roundabout on the A429 which helps to avoid vehicle interaction, significant numbers of vehicles are approaching southbound and turning right onto the A44; These movements interact with traffic continuing straight ahead on the A429.

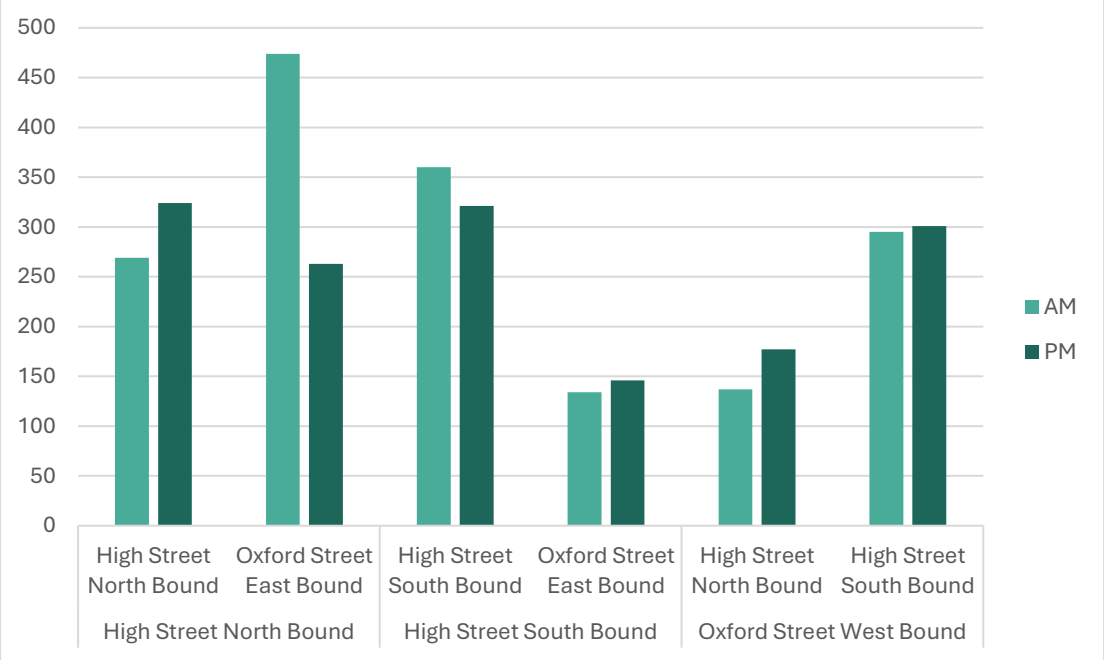


Figure 2-7 Manual Turn Count Flows for the Northern Mini Roundabout

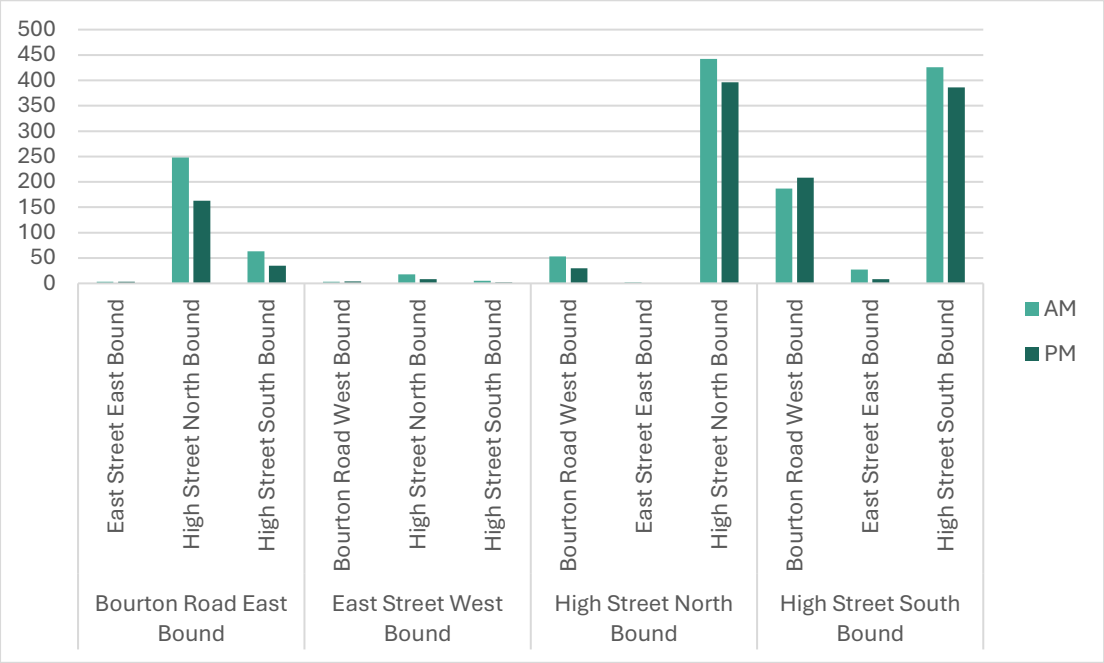


Figure 2-8 Manual Turn Count Flows for the Southern Mini Roundabout

2.1.4 Existing Surveys

During May 2025, additional manual classified count surveys were conducted at the two mini-roundabouts in Moreton-in-Marsh. These showed similar pattern to the manual survey previously described. In addition, queue length surveys were undertaken in both the AM and PM periods with queues categorised as between 1-10 and > 10 vehicles.

For the northern roundabout (junction with London Road) in the AM period, Queues quickly build from the north, rapidly exceeding 10 vehicles. Queues from London Road also frequently exceed 10 vehicles though peak later. Queues from the south rarely exceed 4 vehicles which is unlikely to exceed the 95 metres separation between northern and southern roundabouts.

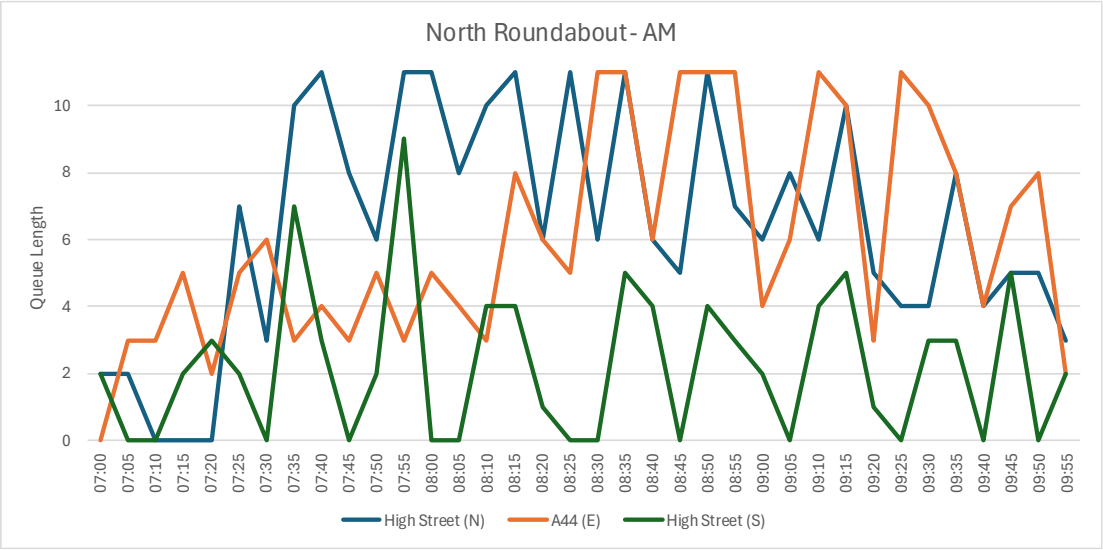


Figure 2-9: North roundabout (AM) - Queue length

During the PM period, queues from the East are initially high, exceeding 10 vehicles, before decreasing rapidly. Queues in other directions are typically less than 6 vehicles.

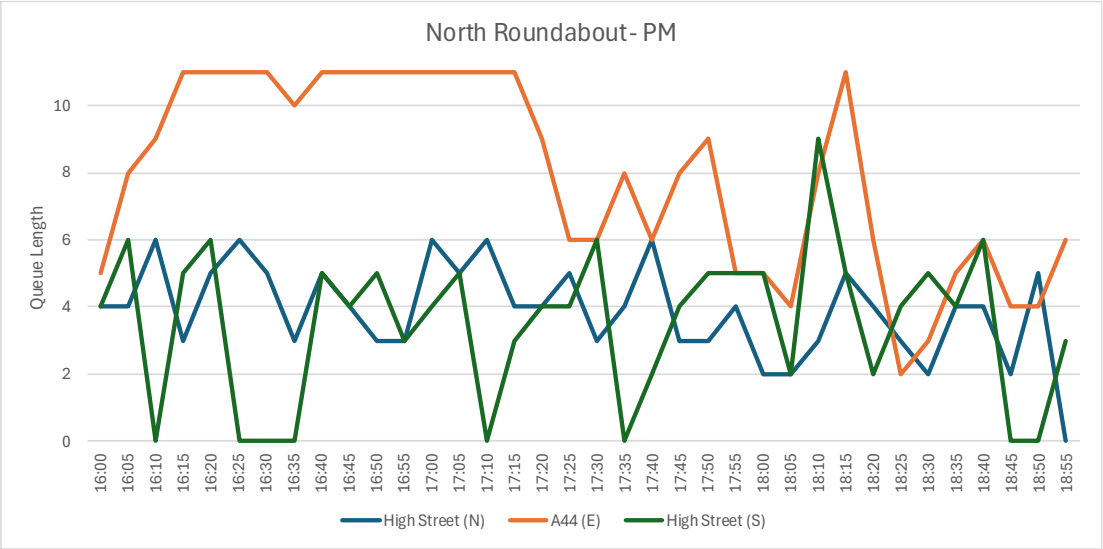


Figure 2-10: North roundabout (PM) - Queue length

For the southern roundabout in the AM period, queues are less significant, rarely exceeding 10 vehicles for any arm. However, queuing from the north can exceed 10 vehicles which risks blocking back through the northern roundabout. This pattern was observed during the site visit on occasions though tended to clear rapidly.

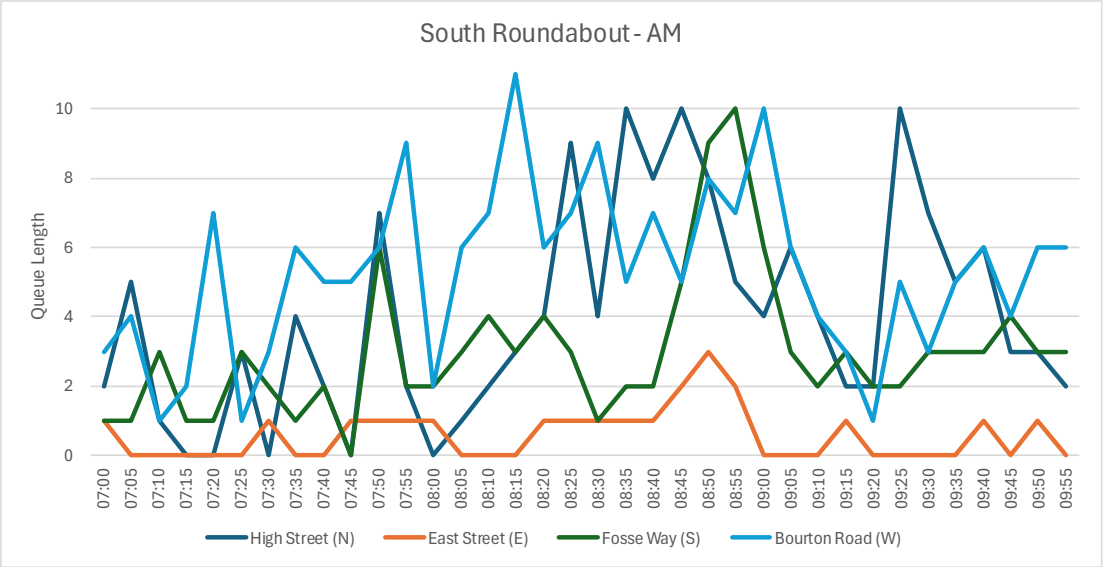


Figure 2-11: South roundabout (AM) - Queue length

For the PM period, queuing from the south, down Fosse Way can regularly exceed 10 vehicles whilst again there is a risk of long queues from the north blocking back to the southern roundabout.

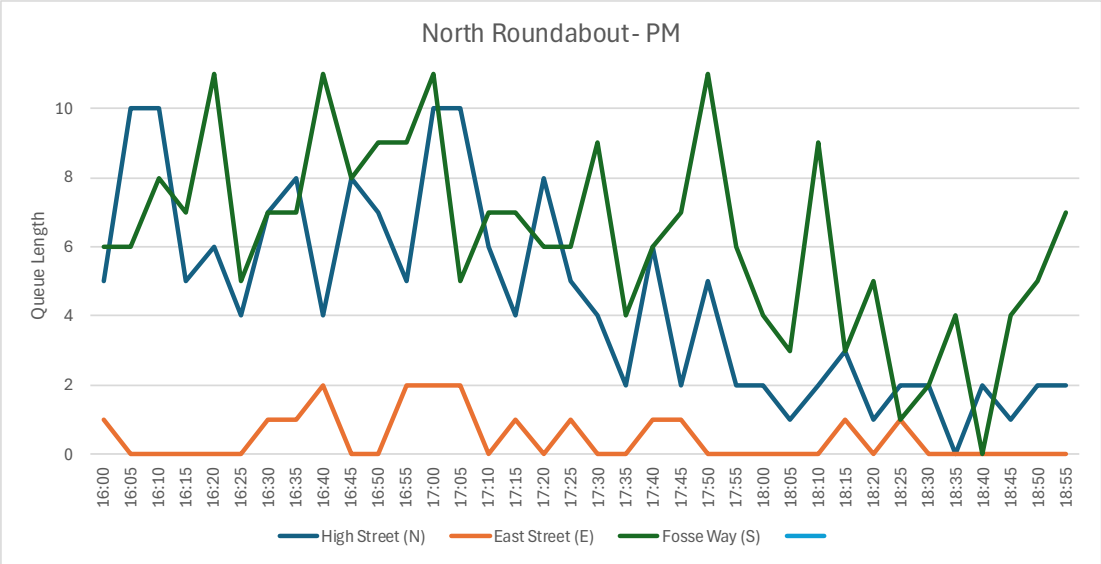


Figure 2-12: South roundabout (PM) - Queue length

Table 2-3 shows the average vehicle composition for all observed turning movements. OGV1 and OGV2 vehicles account for a higher proportion in the AM peak (10%) than in the PM peak (3%). LGV proportions are also slightly higher in the AM peak, while bus/PSV volumes remain low at 1% in both peaks.

Table 2-3: Average vehicle type

	Car	LGV	OGV1	OGV2	PSV	MCL	PCL
AM	75%	14%	6%	4%	1%	1%	0%
PM	83%	12%	2%	1%	1%	1%	0%

OGV1 includes rigid vehicles with two or three axles such as larger ambulances, tractors, box vans and mid-sized trucks. Absolute numbers of OGV1 and OGV2 vehicles using the A44 at each mini roundabout is between 30 and 70 vehicles per hour depending on the period, with the majority being OGV1 vehicles.

2.2 Overview of the Existing Public Transport Network

2.2.1 Bus

Moreton-in-Marsh is served by a limited number of bus services that make local stops on the A44, A428 and at the railway station. Services include Routes 1, 1A, 2, 2A, 51 and 51A operated by Stagecoach and which provide services to Stratford-upon-Avon via Draycott, Broadway and Chipping Norton on a variable one-to-three-hour weekday frequency. Other routes include a once per day service to Shipston on Stour (route 6) and an hourly service operated by Pulman Coaches between Cheltenham and Chipping Norton. As can be seen from the figure below which shows a 45-minute walk and bus isochrone from the market square for a weekday morning, the current frequency and range of bus services limit the choice of destinations accessible by bus. The lack of choice and irregularity in timings is likely to dissuade individuals from Moreton-in-Marsh choosing bus as a commuting mode. This is shown in the 2011 (pre-covid) Census commute to work data where less than 2% of individuals used bus as a commuting mode of travel of which Stow-on-the-Wold was the only reported destination.

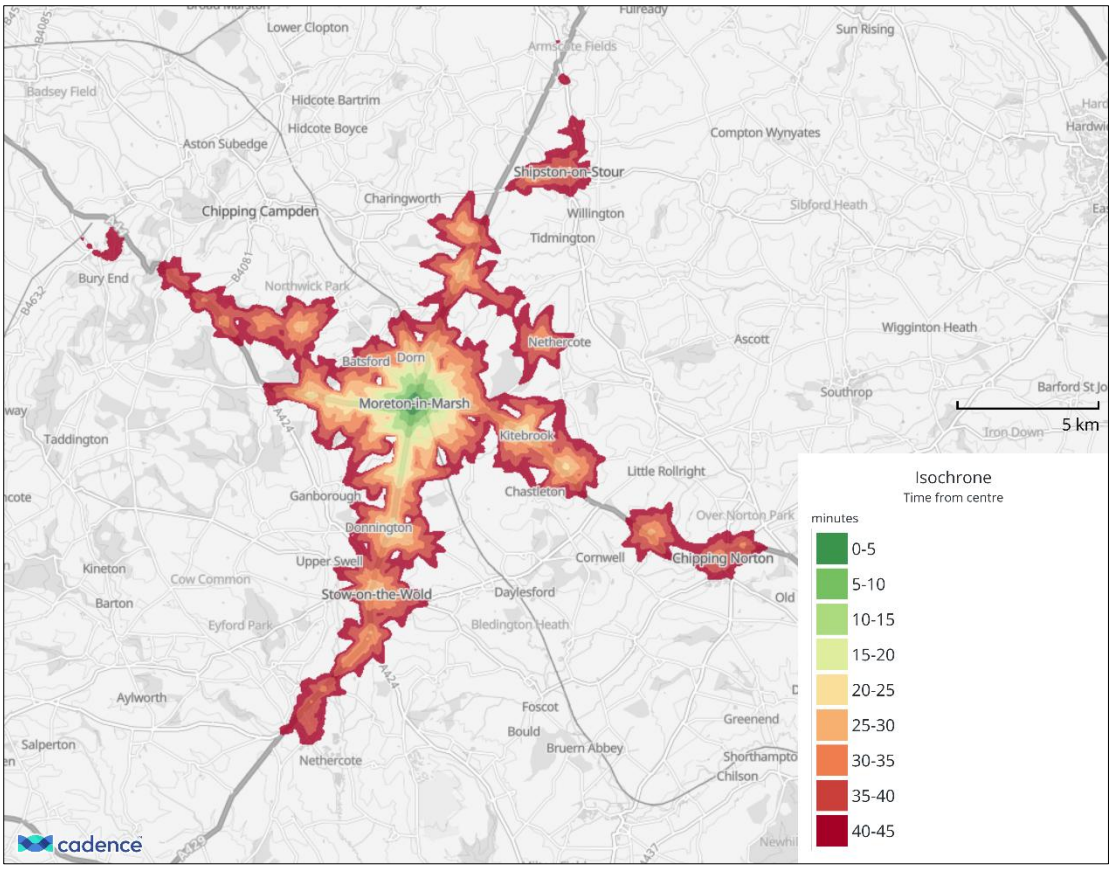


Figure 2-13 Walk and Bus Isochrones from Moreton-in-Marsh Market Square (typical weekday morning)

2.2.2 Rail

Moreton-in-Marsh has a railway station situated to the northeast of the historic centre though now largely surrounded by new housing developments. The station forms part of the Cotswolds Line that runs between Oxford and Hereford, with destinations including,

- London Paddington – Approx. 20 trains per day, Journey time approx. 1 hour 30 minutes.
- Oxford – Approx. 20 trains per day, Journey time approx. 30 minutes.
- Worcester – Approx. 20 trains per day, Journey time approx. 1 hour 30 minutes.
- Hereford – Approx. 15 trains per day, Journey time approx. 30 minutes.
- Great Malvern – Approx. 15 trains per day, Journey time approx. 55 minutes.

The isochrones shown in Figure 2-14 show destinations accessible within 1 hour by rail from Moreton-in-Marsh with Pershore, Evesham and Oxford being key accessible destinations.

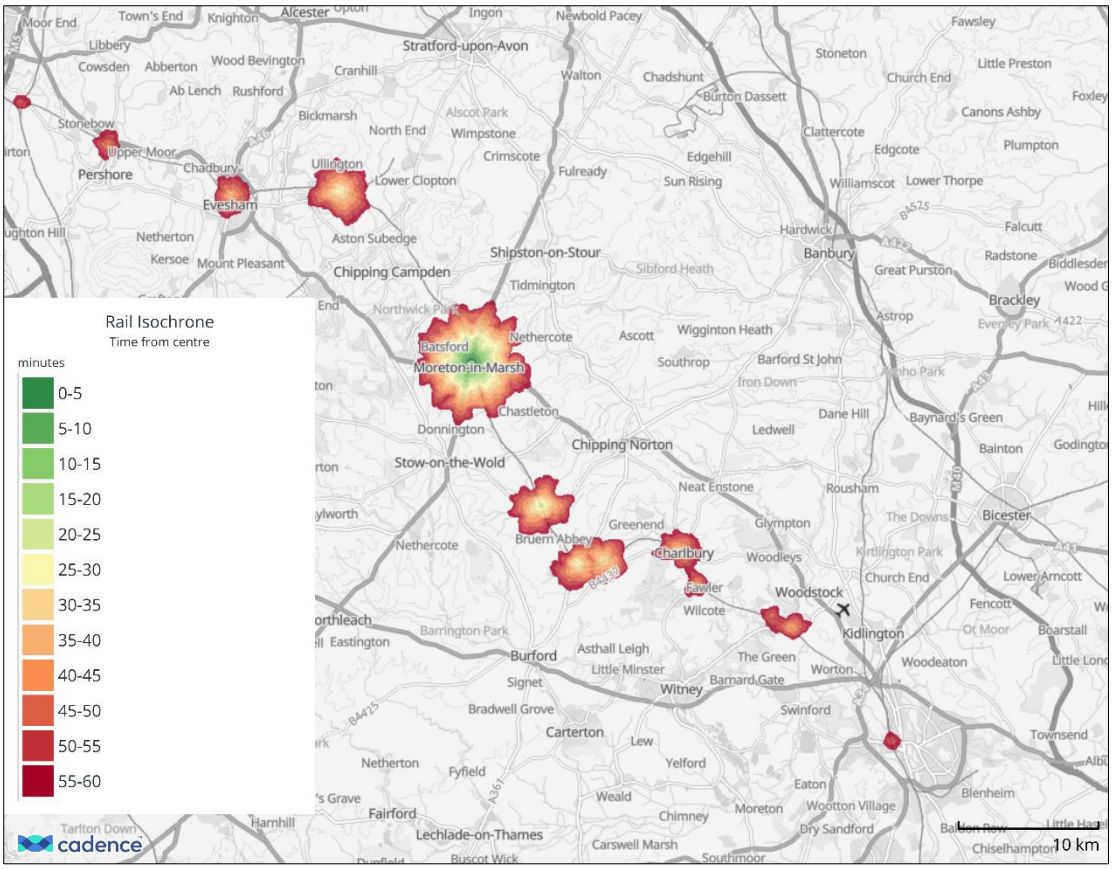


Figure 2-14: Rail isochrones from Moreton-in-Marsh

In the 1970's, 25 miles of the route from Moreton-in-Marsh in the Hereford direction was converted to single track. Improvement work since 2011 has led to the section between Moreton-in-marsh and Evesham reopening as a double track line. Future potential improvements include track doubling between Wolvercote to Hanborough and Evesham to Pershore which will allow for an increased frequency of Oxford to Worcester services to every 30 minutes.

Work is currently progressing on construction of the Transport Hub adjoining the station carpark (Figure 2-15). This will provide additional parking capacity and improve accessibility and facilities for public transport.



Figure 2-15 Moreton-in-Marsh Transport Hub

The chart below shows ticket sales associated with Moreton-in-Marsh station. After remaining relatively flat, usage began to increase from about 2011. This may be attributed to the line improvement works as well as the rapid growth in dwellings experienced by the town in this period. Usage dropped significantly during the COVID19 pandemic period. Whilst usage has recovered, by 2023 it was only up to approximately 2015 usage levels, potentially related to increased rates of working from home.

Whilst the latest 2021 census commute to work data is heavily influenced by the impact of the COVID19 Pandemic, the older 2011 Census data does not fully reflect the increasing levels of patronage for the station. However, 2011 census output area zones associated with Moreton-in-Marsh showed up to 5.2% of commuters choosing rail; Destinations being principally Oxford and London.

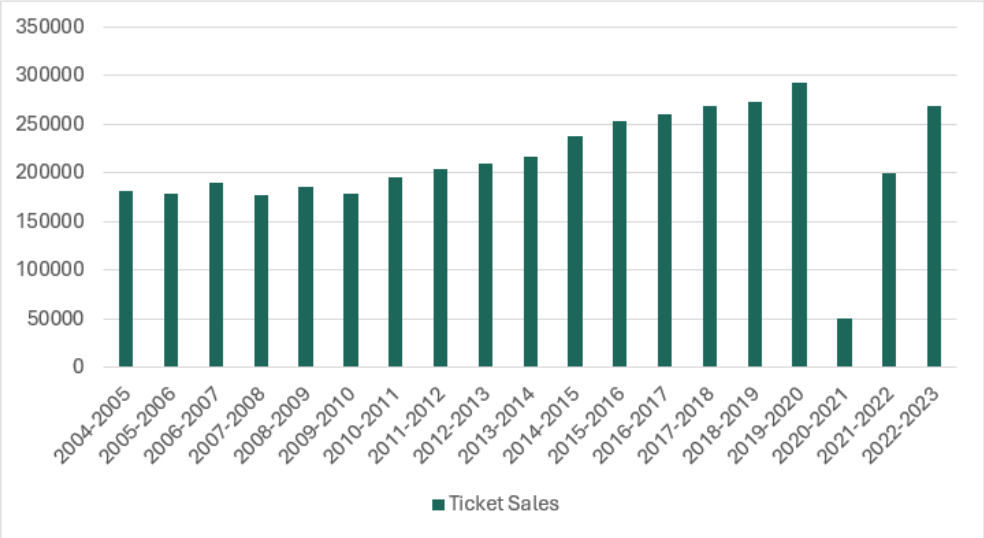


Figure 2-16 Moreton-in-Marsh Railway Station Ticket Sales

2.3 Overview of Active Travel Provision

Moreton-in-Marsh lies within the relatively flat Evenlode Valley. Whilst it is situated on or near roads with significant vehicular traffic (A429, A44), it does have a growing network of dedicated walking and cycling links, with some associated with new housing developments. These are increasing the ease with which residents can make short trips to destinations such as local shops and public transport connections. Moreton-in-Marsh lies over 5 miles from Stow-on-the-Wold (the nearest settlement of significance), cycle times are 22 minutes via the busy A429 Roman Road or 32 minutes via quieter lanes. The lack of easily cyclable work destinations is evidenced in the 2011 Census commute to work dataset where only 27 respondents from the Moreton-in-Marsh area choose bike as a commute method.

Moreton-in-Marsh lies within the Evenlode Valley of the Cotswolds and is partl in the Cotswolds National Landscape area. Popular with tourists, it offers leisure cycling including routes 442 and 48 of the National Cycle Network, both of which follow roads shared with vehicle traffic. The location of these routes, typically away from areas of population or employment make them of less use for commuting purposes.

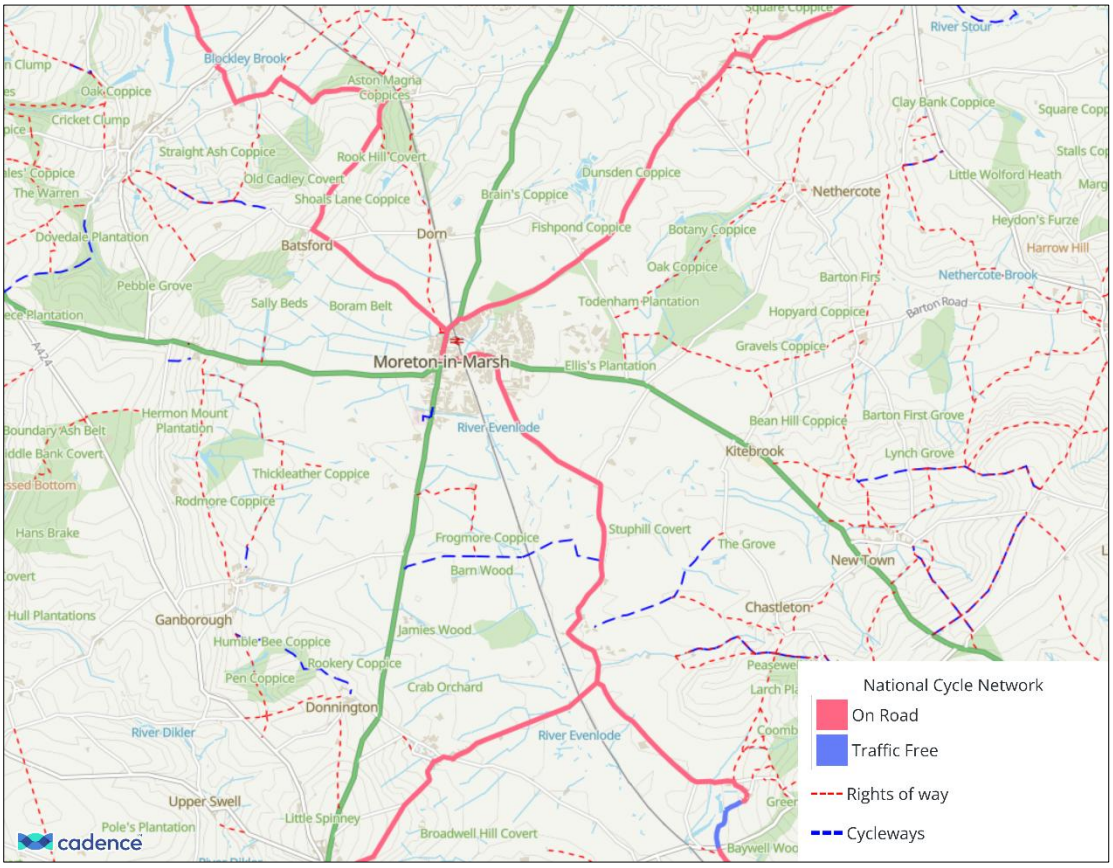


Figure 2-17: Cycle route in and around Moreton-in-Marsh

2.4 Overview of Moreton-in-Marsh Parking

2.4.1 Existing Parking Facilities

Moreton-in-Marsh has existing parking facilities, located along the High Street, at the Old Markey Way and at the Railway Station.

2.4.1.1 High Street Parking

The key parking location for the centre of Morton-in-Marsh is currently the High Street between Bourton Road to the south and the Co-op supermarket to the north. Parking is organised between

areas of parallel and perpendicular bays. These are formed either alongside the High Street or in the market square centre. Spaces within the market square are typically marked though other areas are un-marked and ad-hoc leading to a level of variability in parking capacity dependant on driver's use of space. Whilst some sections appear uncontrolled, others have a limitation of 2 hours parking Monday to Friday between 0800 and 1800. There is no parking charge. The diagram below shows how spaces are split between areas of the high street noting that counts are estimates based on manual counts.



Figure 2-18: High Street parking bay locations

2.4.1.2 Old Market Way Car Park

The Old Market Way car park is a pay and display car park consisting of 50 spaces includes,

- 3 disabled bays
- 2 EV charging bays
- 2 dedicated short stay (20 mins) bays

The car park is intended as a long stay car park with current charges being,

- 30 mins - £0.80

- 1 hour - £1.20
- 2 hours - £2.40
- 10 hours - £3.40

Located close to the railway station and High Street, this car park gives additional parking capacity.

2.4.1.3 Railway station

The railway station currently has 128 parking spaces. This are in marked bays parallel to the road. Parking is charged via either pay & display machine or app purchase. The car park is open 24 hours, and pricing is charged at a weekday day rate of £5.00.

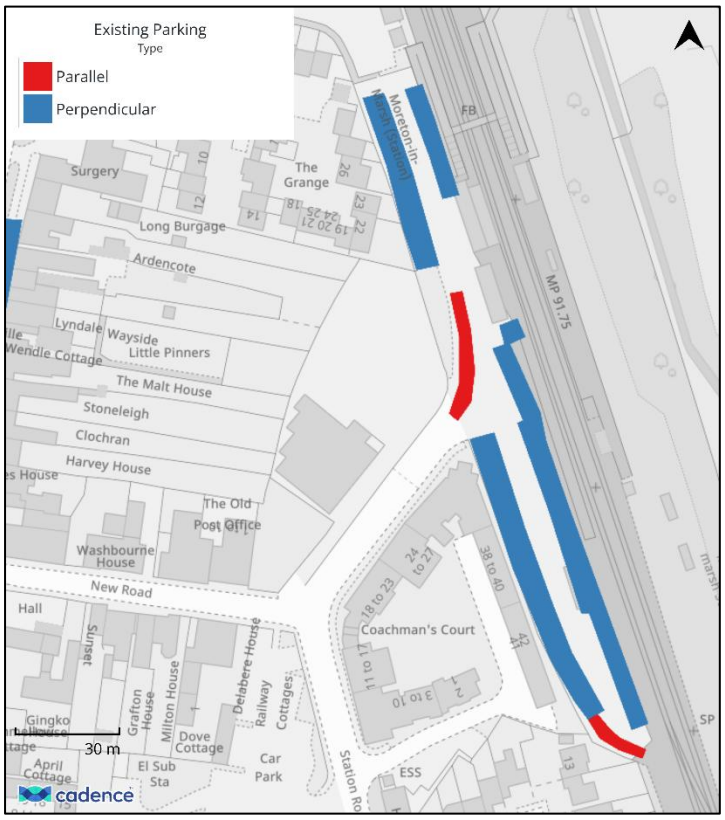


Figure 2-19: Railway station parking

2.4.1.4 Ad-hoc Parking

Additional ad-hoc parking opportunities exist within walking distance of the town centre. Mostly located on residential streets, these are non-official with limited restrictions though often unsuitable due to narrow streets and property access.

2.4.2 Current Parking Issues

Moreton-in-Marsh has several parking related issues which include key town centre parking locations being over-capacity and issues related to the layout of current parking infrastructure.

2.4.2.1 Parking Utilisation

The graphs below represent work undertaken by AtkinsRéalis in 2023 in support of the Transport Hub[1]. This shows levels of short stay (SS), medium stay (MS), and long stay (LS) parking, as well as available capacity. This is displayed for AM, interpeak and PM periods for four zones in and around Moreton-in-Marsh.

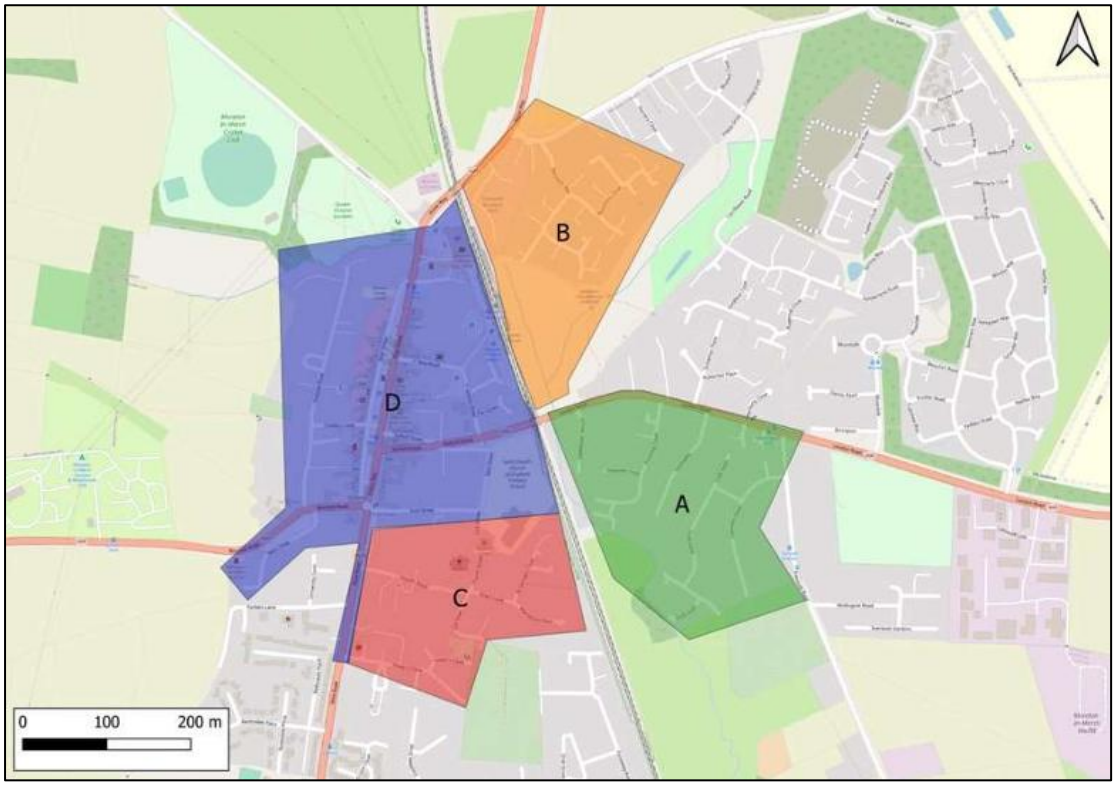


Figure 2-20: Parking utilisation survey zones

[1] https://moretoninmarshtowncouncil.gov.uk/wp-content/uploads/2024/08/ZoneDataAnalysis.pdf

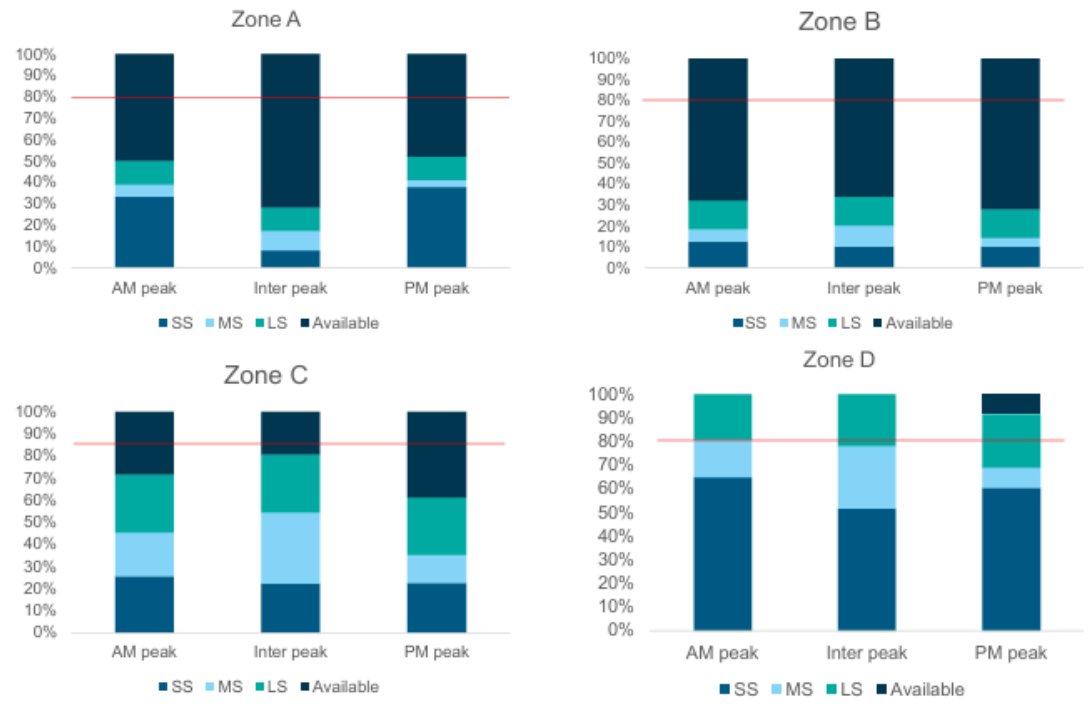


Figure 2-21: Parking utilisation survey results

The results show availability for Zone A (residential area) dropping during the inter-peak period. This likely corresponds to residents using their car during the working day. Such a pattern is not visible for the other primarily residential zones of B and C where usage remains consistent for all three periods. This may indicate some overspill from congested High Street and railway station parking. This is further indicated by zone D that represents High Street and railway parking where all capacity is taken for AM and inter peak periods and availability is less than 10% for the PM period.

Site visits and Historic Google Streetview imagery show that during the 0900 to 1700 period, parking at both the High Street and railway station is heavily utilised with little availability. This may result in cars queuing onto the A429 obstructing through-traffic or having to make multiple passes down the High Street to find available parking.

2.4.2.2 High Street Parking Layout

Parking overhanging carriageway

Existing parking spaces are often small and not of suitable size for modern vehicles. This can lead to vehicles overhanging into the carriageway. This reduces road space, with the potential to cause visibility hazards for through-traffic.



Figure 2-22: Parking overhanging carriageway

Unrestricted parking

The lack of parking restrictions for significant sections of the High Street leads to long stay parking that would be better suited to other locations such as the Transport Hub parking site. It has the effect of reducing capacity for short stay users which impacts on accessibility to High Street shops and businesses.



Figure 2-23: Unrestricted parking

Pavement parking overhanging footway

Similar to issues regarding vehicles overhanging into the road, the areas of perpendicular parking often result in vehicles overhanging the pavement. This is a hazard where vehicle / pedestrian interaction occurs and restricts the pavement width which is of special concern for pedestrians with sight and mobility issues and those with pushchairs. It is also an issue for the free flow of pedestrians during periods of significant tourist demand.



Figure 2-24: Pavement parking overhanging footway

Parking on Footway and verges

The limited and ad-hoc nature of parking leads to misuse where individuals may attempt to find additional space by parking on grass verges and other spaces not designed for parking. This leads to degradation of the surfaces and in addition, such vehicles could be an additional hazard for pedestrians and other motorists as vehicle and pedestrian access is narrowed and sightlines obscured.



Figure 2-25: Parking on Footway and verges



Figure 2-26: Parking on Footway and verges

Both parking design and capacity impact the flow of through-traffic through the town centre. The current location of some parking bays that cause larger vehicles to overlap the road causes a narrowing of the carriageway, limiting capacity. The over-capacity nature of the High Street car-park

and current access from the High Street leads to additional circulation as drivers search for spaces whilst the limited access and egress onto the A429 leads to issues with traffic turning and blocking back onto the carriageway.

2.4.3 Planned Schemes

Several improvement schemes have been developed. Some of these such as the Transport Hub are currently being developed.

2.4.3.1 GCC draft parking zones strategy (2024)

Contains a proposal for parking zones to be established within Moreton-in-Marsh. This would involve an inner zone of controlled parking (7 days a week) to prioritise retail, residents and visitors (marked in red). An outer zone would have lower restrictions on use, favouring long stay parking and residents (marked in blue).

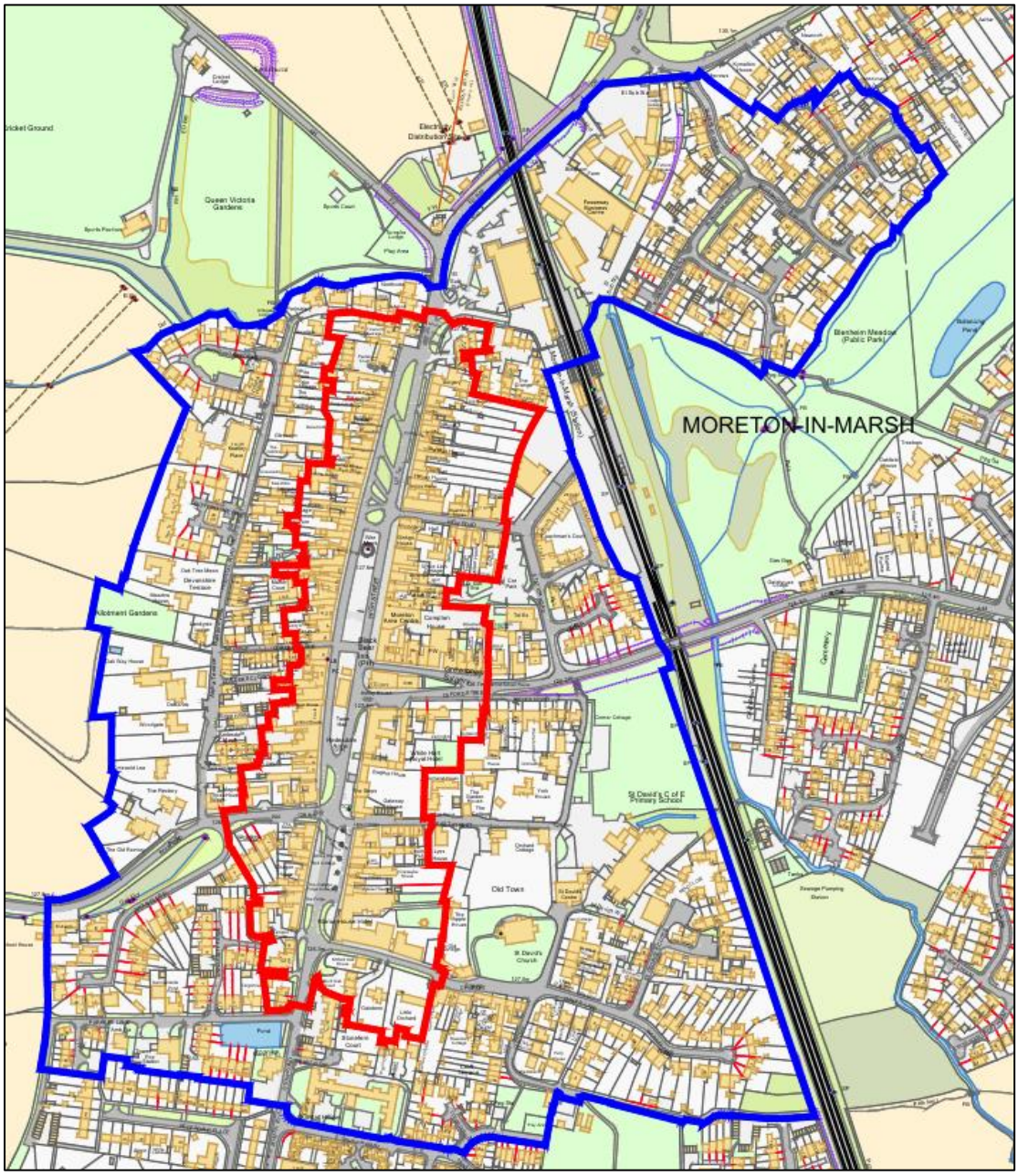


Figure 2-27: Proposed parking zone boundaries

2.4.3.2 CDC parking strategy (2025-2028)

This document seeks to ensure that parking within the Cotswold area will fulfil future needs. Through surveys, it identified that most people park for between one or two hours and travel under two miles. Shopping is the main driver of parking demand. The document lists as actions to support the Town Council to encourage, facilitate or enable the development of appropriate car parking and to develop new linear parking on the High Street to avoid vehicle overhang and improve pedestrian access.

2.4.3.3 Transport hub

The Moreton-in-Marsh Transport Hub is an ongoing project designed to improve town centre parking and encourage more active and sustainable transport. The scheme has involved the purchase of additional land with construction work currently ongoing. The project will involve a re-planning of the existing car park site with,

- 164 spaces (including 9 disabled, 1 staff and 2 Network Rail spaces)
- 10 electric vehicle charging points including 2 allocated to disabled spaces
- Cycle and motorcycle parking
- Taxi rank
- New drop off area
- Dedicated bus areas
- Walkway to town centre



Figure 2-28: Transport Hub

The upgraded site will increase parking capacity by approximately 50 vehicles and is expected to encourage more long-stay parking, helping free up limited High Street parking for short stay purposes.

2.4.3.4 Make Moreton Accessible

The "Make Moreton Accessible" plan has been produced by Moreton-in-Marsh Town Council. It is intended to improve the accessibility of Moreton following the introduction of the Transport Hub which is expected to divert long-stay parking away from the High Street. The high-level plans intend to improve safety and setting with enhancements to road layout and pedestrian access.

2.5 Overview of the Phase 1 study

WSP undertook Stage 1 of the Moreton-in-Marsh Feasibility Study in September 2025. The purpose of the Stage 1 work was to conduct a high-level options identification and appraisal process for solutions to Moreton-in-Marsh's current and potential future traffic congestion issues. The stage 1 report forms the first part of a two-part process (this report being the second stage), with the second stage including transport modelling, a more detailed route design for a potential new road corridor to bypass the town centre, and initial costings and funding options.

The report outlines existing stakeholder engagement related to Cotswold District Council's Local Plan. This has taken the form of public meetings, surveys and workshops with the last recorded event being a community feedback session on the 12th of February 2025.

A constraints mapping exercise was conducted before an options identification process analysed key challenges relating to delivery of new transport infrastructure. This includes environmental, engineering and infrastructure, land use, existing transport infrastructure, topography and community functions.

Environmental constraints include the presence of Wolford Wood and Old Covert Sites of Special Scientific Interest (SSSI) and Ancient Woodland; Their Impact Risk Zone extends out to Moreton-in-Marsh town centre. In addition, the area contains numerous heritage assets including listed buildings, scheduled monuments, registered parks and gardens and the adjacent Cotswold National landscape. Flood risk within the Evenlode Valley is noted.

Engineering and infrastructure constraints include the presence of existing power infrastructure and the requirement for road-based interventions to potentially cross both the River Evenlode and railway line.

The options identification process in Stage 1 involved the collation of a longlist of measures, informed from previous studies, Local Plan consultation and community engagement. The longlist is categorised into the following themes:

- Sustainable Measures – 16 options
- Behavioural Change Measures – 6 options
- Infrastructure Measures – 9 options

Many of the identified sustainable/behavioural options are low-cost/low-impact, reasonably generic though still of value to include. The highways options are high-value and high-risk though heavily constrained by the town's environmental and heritage context. Some options are noted as being unlikely to be feasible, such as active travel on Oxford Street being limited by width and safety constraints whilst other options such as a new southern railway station are expected to have extremely high-cost barriers to adoption.

From this long-list, a sifting exercise using a Multi-Criteria Assessment Framework (MCAF) assessed each option against the following themes,

- Strategic Alignment,
- Acceptability,
- Deliverability, and
- Affordability

For each category, scoring was conducted on a 7-point scale ranging from -3 to +3. Scores were summed by category per option with the top 10 options as shown below,

Table 2-4: Phase 1 MCAF results

ID	Scheme name	Scheme Objectives	Accessibility	Deliverability	Affordability	Overall Score
19	Controlled Parking Zone (including parking charges and limited waiting restrictions) in the town centre to manage traffic demand	7	0	2	0	9
10	Improved walking and cycling connections along Evenlode Road	5	2	1	-1	7
29	Full Eastern Link Road between Fosse Way (A429) north and south – Outer Link Road	10	3	-1	-5	7
11	Improved connections from the National Cycle Network to potential development sites	5	2	1	-1	7
14	Increase frequency of existing bus services (double existing frequency of all services connecting to Moreton-in-Marsh).	4	2	2	-1	7
1	Active travel link along London Road (A44) up to 20mph area	5	1	-1	1	6
7	Improve active travel connections to Moreton-in-Marsh railway station	4	2	2	-2	6
23	Mini roundabouts on Fosse Way (A429) at Fosseway Avenue and Redesdale Place	2	2	2	-1	5
17	Park and Ride and town centre long stay car park by Caravan Park at Bourton Road (A44)	4	2	0	-1	5
20	Limiting HGV movements on London Road (A44) to only essential vehicles allowing further reallocation of road space and traffic calming measures.	3	0	2	0	5

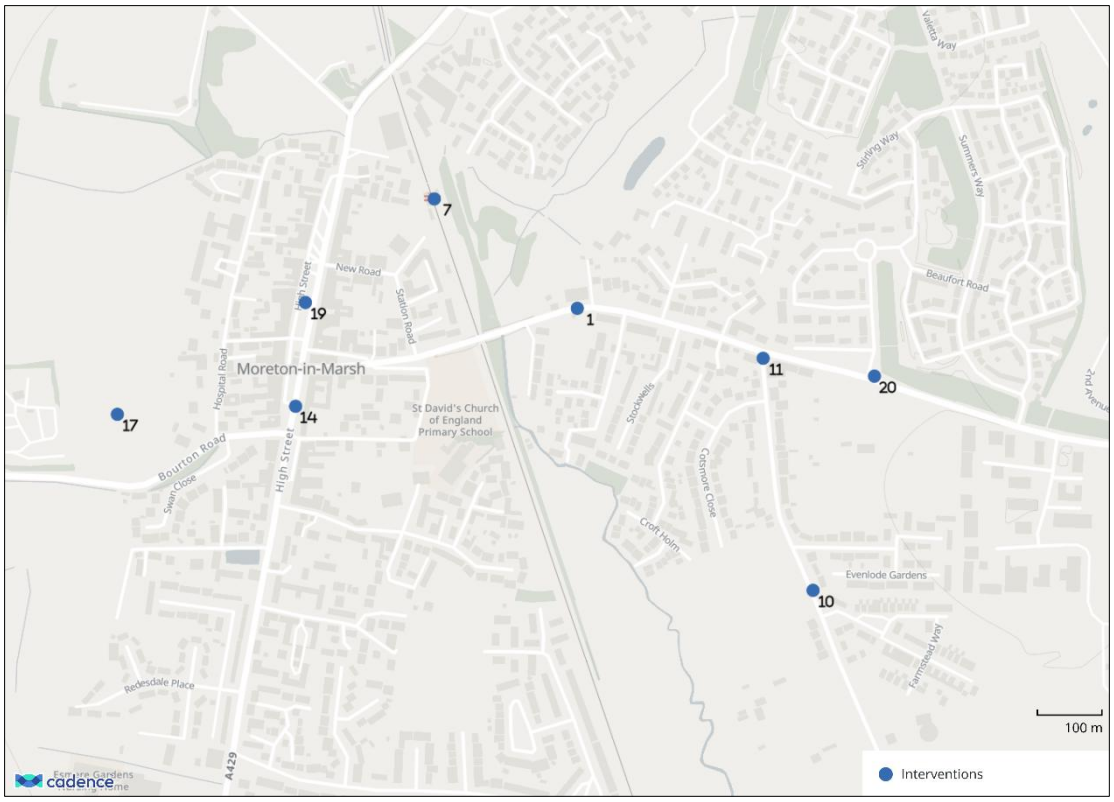


Figure 2-29: Intervention locations

Whilst the highest attainable score is 28, the highest scoring option only achieved a score of 9 with low differentiation among the top 10 scoring options.

It is noted in the text that whilst these options are likely to have the greatest impact on the existing and future transport conditions, they are likely to require packaging with other measures.

The GC3M was used to investigate future year traffic conditions for a Do-Nothing model for 2041 and 2061. In addition, a Do-Minimum (DS) scenario (with Local Plan developments though without mitigations) was tested. The DS is a simple spreadsheet model that takes DM link flows and applies development trips generated from TRICS derived trip rates and distributed based on trip length distributions (TLDs) taken from the National Travel Survey (NTS)

2.6 Overview of the GC3M model

The Gloucestershire Countywide Multi Modal Model (GC3M) is a strategic transport model consisting of,

- A variable demand model (VDM) – developed using Visum
- A highway assignment model (HAM) – developed using SATURN
- A public transport assignment model (PTAM) – developed using Visum

The model has a base year of 2019 having been calibrated using pre-COVID data and represents a neutral weekday.

The HAM and PTAM consist of three time periods. The HAM covers the following peak hours,

- AM peak hour – 0800 to 0900
- IP average hour – 1000 to 1600
- PM peak hour – 1700 to 1800

The VDM covers 24-hours on a neutral weekday and forecast trip generation, trip distribution, mode share and time period choice.

Moreton-in-Marsh is located outside of the Area of Detailed Modelling (AoDM) though within the Fully Modelled Area (FMA) though it is still modelled in similar detail to locations within the AoDM.

Moreton-in-Marsh has sufficient network detail within the GC3M with all major roads (A44 and A429) and some local roads (Todenham Road and Evenlode Road) being modelled.

Moreton-in-Marsh is located largely within a single model zone which will have an influence on the assignment of local trips, especially intra-zonal trips. As part of this study, the zoning has been disaggregated and the zonal connectivity reviewed and updated within and around Moreton-in-Marsh.

The GC3M will be used to analyse the relative performance of scenarios. This will be achieved by analysing link volumes compared to modelled link capacity and analysing the performance of key junctions. It can also be used to extract forecast travel times that will be used to compare the impact of scenarios and interventions on the strategic network.

The GC3M is however a strategic model and as such has several limitations common to most similar models at this scale. The lack of a dedicated active travel model and the inability to accurately model shorter active trips at a strategic scale necessitates the modelling of improvements to the active travel network though broader assumptions applied at the demand level. In addition, the model is expected to under-estimate the impact of parking related delays to the High Street as such detailed analysis of the interaction with parking cars would require microscopic level modelling.

2.7 Cotswold Local Plan

Cotswold District Council is preparing a new Local Plan for 2026 to 2043, which will establish the planning framework for development and land use across the district. The Plan will set out both strategic priorities and locally tailored policies to guide growth and change. Moreton-in-Marsh, as a sustainable rural settlement, is proposed to have a significant strategic allocation of dwellings which will generate trips that, if left without any mitigating actions, would have an impact on the local road network that is currently approaching capacity.

2.8 Key Transport Issues

The TomTom data clearly shows that strategic through-traffic dominates the A429 at Moreton-in-Marsh. The turn count analysis shows right-turn conflicts driving delay at the northern mini-roundabout whilst the queue data shows the potential for queue interaction as traffic has the potential to block back through the adjacent roundabout.

The High Street shows lower inter-peak volumes though study visit observations backup reports of congestion in this period. This can be attributed to parking related obstructions from what is a frequently over-capacity parking location, as well as a higher number of

pedestrians crossing the high street using the signalised crossing to the north of the High Street / Oxford Street mini roundabout.

Parking in the town centre is heavily constrained and is having an impact on the smooth flow of through-traffic through the town.

There are currently limited mode alternatives with low bus usage a driver for reduced services which then further reduces demand and limited low or no traffic cycle links away from busy roads.

3. Scenario Development

3.1 Overview of scenarios

The following three do-something scenarios, shown in Table 3-1, have been identified for transport modelling and assessment. The Do Something (DS) scenarios test both sustainable interventions and an additional link street which would provide multi-modal access for neighbouring sites with a 30mph speed limit. The link street is tested in two parts; both the south-east only segment as well as the full eastern route (see section 4 for more details regarding the link road). All scenarios are for a 2043 future year which coincides with the Local Plan.

Scenario	Scenario Description	Details
DS1	2043 FY Local Plan + sustainable interventions around Moreton	Do Something scenario Demand testing 1,500 dwellings for local plan allocation Includes behavioural and sustainable (non-infrastructure) interventions
DS2	2043 FY Local Plan + sustainable interventions around Moreton + south-east Link street	Do Something scenario Demand testing 1,962 dwellings for local plan allocation In addition to the behavioural and sustainable interventions, to also include a south-east link street
DS3	2043 FY Local Plan + sustainable interventions around Moreton + Full eastern Link street	Do Something scenario Demand testing 3,100 dwellings for local plan allocation In addition to the behavioural and sustainable interventions, to also include a full eastern link street

Table 3-1 Do-something scenario description and details

3.2 Behavioural and sustainable Interventions for All Do-Something Scenarios

Table 3-2 summarises the sustainable and behavioural transport interventions included within all the Do Something modelling scenarios. The interventions focus on demand management, active travel, public transport enhancements, and HGV restrictions. Individual interventions are discussed in more detail later in this chapter.

Option Name	Purpose
Controlled Parking Zone in the town centre to manage traffic demand	Moving a proportion of vehicle trip destinations away from town centre. Improved parking access not impacting A429 through-traffic
Park and Stride car park, provisionally located to the north of the town centre	
Improved walking and cycling connections along Evenlode Road	Moving short distance local trips from car to cycling and walking
Active travel link along London Road (A44) up to 20 mph area	
Blenheim Meadows AT Routes Upgrade	
Active improvements between southern developments and town centre potentially via upgrade of existing paths via allotments and East St	
Improve active travel connections to Moreton-in-Marsh railway station	
Increase frequency of existing bus services	Moving longer distance trips from car to bus and rail
Bus-Rapid-Transit Route C09/C08 Moreton-in-Marsh to Cheltenham	
Moreton-in-Marsh railway station improvements	
Discouraging HGV movements on London Road (A44) to only essential vehicles allowing further reallocation of road space and traffic calming measures	Reducing HGV movements in the town centre and releasing space for active travel users

Table 3-2 Sustainable and behavioural interventions

3.2.2 Parking Interventions

This includes two interventions, a controlled parking zone and a park & stride site. The controlled parking zone includes improvements to parking within the town centre whilst the park & stride offers additional parking capacity.

3.2.2.1 Controlled Parking Zone in town centre

This option includes parking charges and limited waiting restrictions within the town centre to manage traffic demand. The option was shortlisted in the first phase of this work after coming top in the long list following the multi-criteria assessment. It scores highly for scheme objectives, positively for deliverability and neutrally for acceptability and affordability. Whilst some businesses may have concerns regarding restrictions to parking, these are likely to be offset by the enhanced parking proposed through the park & stride intervention and that already being introduced through the transport hub. It has the potential to enhance the historic town centre, making it more attractive to visitors and residents by reducing congestion and parking obstructions. It will remove a significant

source of town centre congestion where parking vehicles obstruct the flow of A429 traffic leading to enhanced journey time reliability. This is a technically and feasibly deliverable intervention having been delivered successfully in other town centres with similar issues. Concept designs include rationalising car parking along and adjacent to the High Street through formalising parking bays and the implementation of a Restricted Parking Zone in the central area, avoiding the need for double yellow lines through the historic centre area. This would allow for 120 parking bays consisting of 64 parallel and 56 chevron/perpendicular bays.

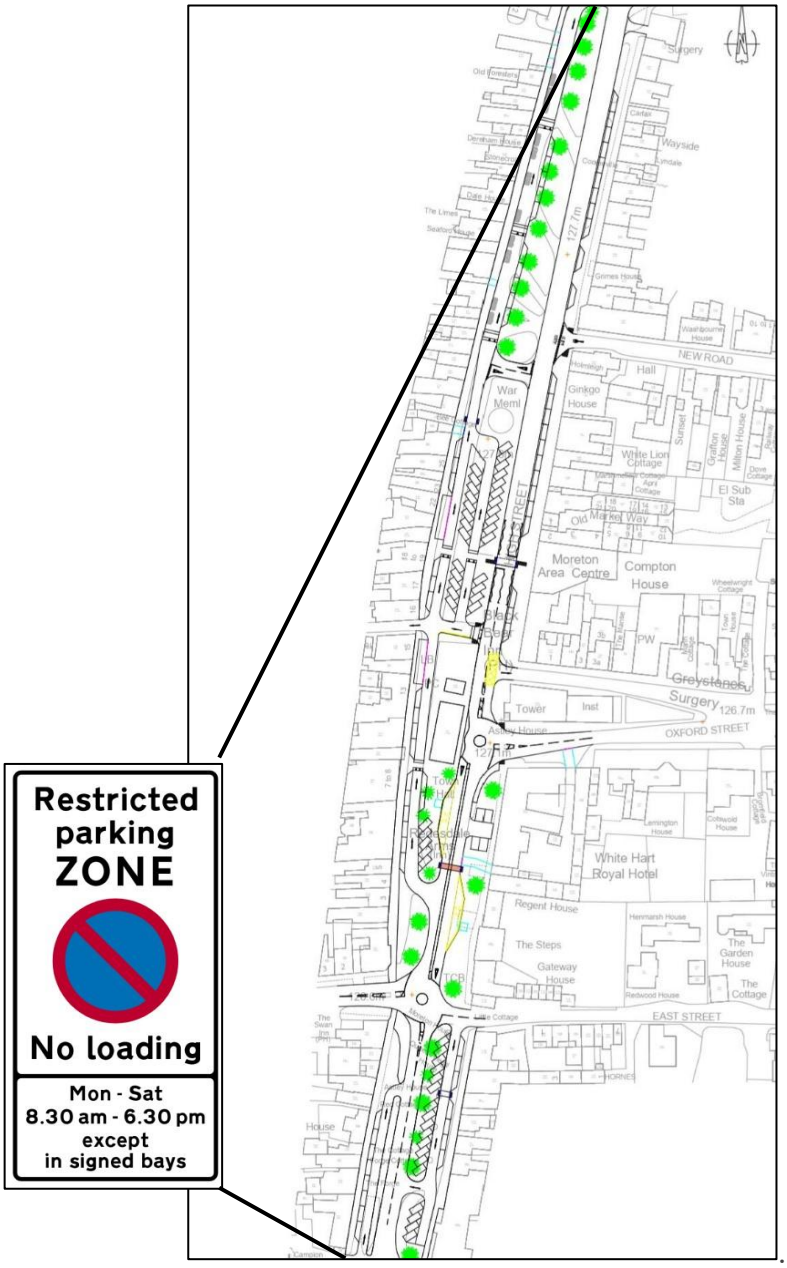


Figure 3-1: Potential new parking layout

3.2.2.2 Park and Stride car park

The Park & Stride intervention was shortlisted in the first phase of work where it is likely to enhance the economic vibrancy of the town centre and work effectively with restrictions to existing parking. A suitable site located to the north of the town centre could offer pedestrian access to the length of the High Street within a 10-minute walk. initial concept designs indicate the feasibility of an 84 to 96 space car park, including designated disabled parking bays and approximately 4-5 electric vehicle charging points within an acceptable sized area of land. In addition to the car park, the intervention would include enhanced pedestrian access to the town centre. This would include side road entry treatment such as raised and coloured road tables and enhanced footpath surfacing including tactile paving at road crossings.

3.2.3 Active Travel Interventions

This package of interventions is related to improving active travel links in and around Moreton-in-Marsh. They are designed to help connect new and existing areas of housing with destinations including the town centre, public transport sites and employment sites. These help form a growing network of active travel connectivity around Moreton-in-Marsh with low traffic links which should encourage mode shift for local short trips away from cars to walking and cycling. The map below shows how these planned interventions form connectivity both with themselves, the existing active travel connections, and cycle tracks proposed as part of the link road intervention.

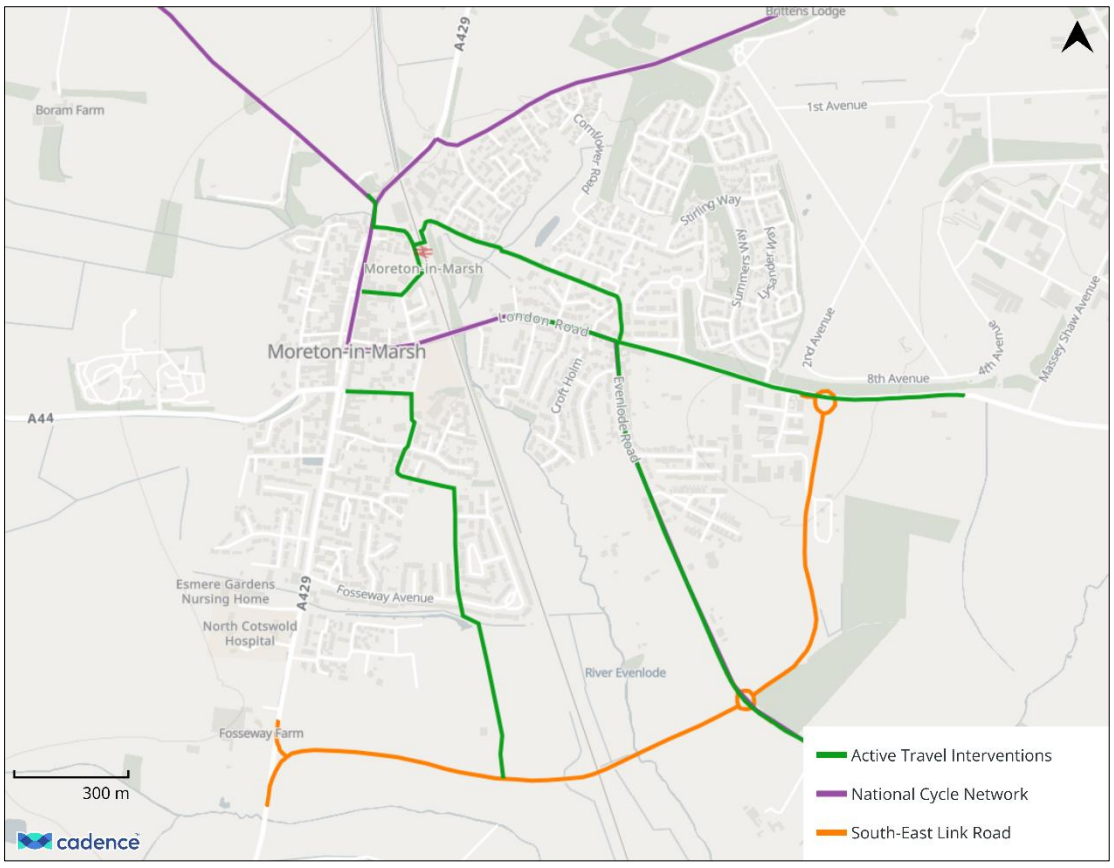
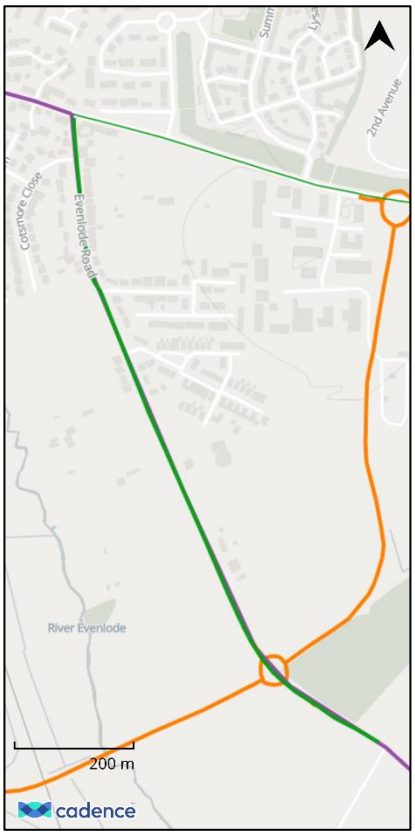


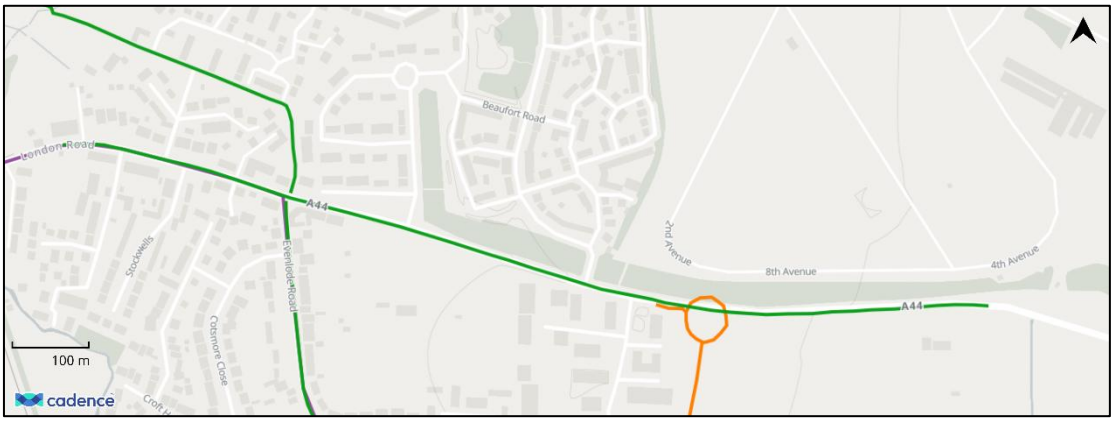
Figure 3-2: Active travel interventions

3.2.3.1 Improved walking and cycling along Evenlode Road



This intervention scored well in the first phase of work and was shortlisted due to its focus on encouraging mode shift, supporting strategic housing and employment development and improving air quality and the local environment. Whilst there may be some road space limitations within the already developed section of Evenlode Road, the additional housing developments proposed by the local plan will necessitate the widening of the section further south allowing for space to be made available for active travel. The active travel link will connect at the northern end with the proposed London Road active travel improvements and at the southern end with the active travel provision of the proposed link road intervention. This, and other associated proposed or existing links will allow low traffic active travel between the new developments proposed as part of the Local Plan along Evenlode Road to employment sites at the Cotswold Business Park, the transport hub at the railway station, the northern end of the High Street and facilities such as schools planned for the Fire Service College site.

3.2.3.2 Active travel link along London Road (A44)



This intervention would see active travel improvements for 1.2 km from 170 metres west of the Fire Service College entrance, west along the A44 to the start of the 20-mph zone. This section has been judged to offer suitable space to implement such measures, however the approximately 400 metre section further west along Oxford Street to the junction with the High Street is too heavily constrained by nearby buildings to offer improvements to be taken further. The identified section does however allow for connectivity with other current and proposed active links forming a network that would include connectivity from the Business Park to the railway station, transport hub and northern section of High Street.

3.2.3.3 Blenheim Meadows AT Routes Upgrade

This intervention helps join Moreton-in-Marsh railway station with developments to the east of the town. By providing enhancements to existing active travel connections, this helps

define a complete and more usable network of low and no vehicle active links. This upgrade connects the proposed London Road active improvement to both the station and northern part of the high street. It bypasses the narrow section of London Road further west that is unsuitable for the installation of cycle facilities and aids connectivity to local plan and existing residential areas as well as proposed developments on the Fire Service College site and the existing Cotswold Business Park.

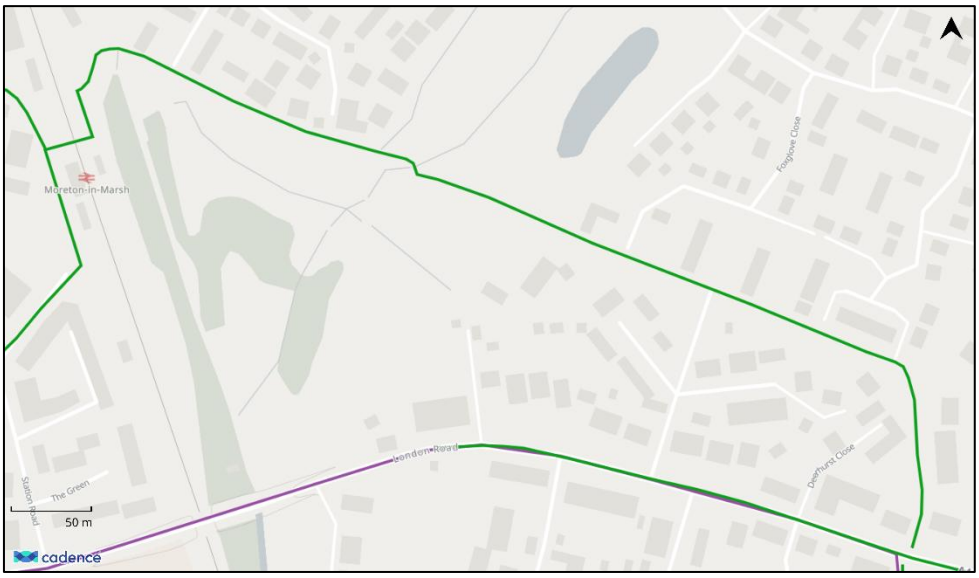
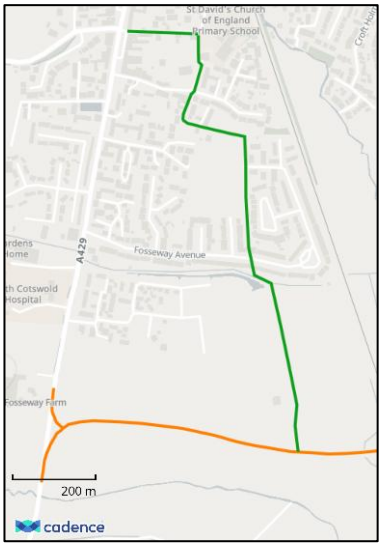


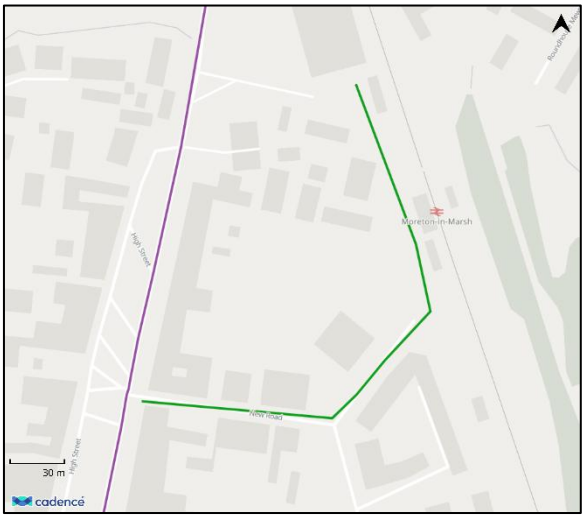
Figure 3-3: Blenheim Meadows AT routes upgrade

3.2.3.4 Active improvements between southern developments and town centre

This additional intervention includes approximately one kilometre of enhanced connectivity to existing paths, tracks and low traffic roads between the town centre and new developments to the south of the town. It would run from East Street via Old Town Road, Fosseway Avenue and the existing right of way to its intersection with the southeast section of the link road. This link will offer a safe and low traffic route for active travel for these new developments that avoids the busy A429, encourages a shift to active travel for short local trips. It also offers low or no traffic connectivity between the southern end of the high street and active links proposed as part of the link road intervention.



3.2.3.5 Improve active travel connections to Moreton-in-Marsh railway station



This intervention scored well in the phase 1 long list and was proposed for the short list of schemes. Consisting of 0.3 km of improvements, this would help link the station and transport hub to the high street, improving the existing network of active travel routes.

3.2.4 Public Transport Interventions

3.2.4.1 Increase frequency of existing bus services

This intervention which sees the doubling of frequency for existing services connecting Moreton-in-Marsh was shortlisted as part of the phase one work. It will help encourage modal shift from car to public transport, support strategic housing and employment and improve air quality for the local environment. It would however require suitable funding for an increased fleet and staff and a willingness from operators to increase service frequency.

3.2.4.2 Bus Rapid Transit (BRT) Route to Cheltenham

Separate work undertaken on behalf of Gloucestershire County Council proposes a BRT/Express bus network serving Cheltenham, Gloucester and surrounding areas. The current plans include a Cheltenham to Moreton-in-Marsh service with a frequency of 0.75 buses per hour between 0700 and 1600, and 1 bus per hour between 1600 and 1800. Such a service would help shift car traffic to public transport. Whilst this would only be effective for a narrow corridor around BRT stops, it is noted that the 2011 census showed nearly 200 commute trips from Moreton in Marsh to the Stow-on-the-Wold / Bourton-on-the-Water area and a smaller number (near 40) travelling as far as Cheltenham.

3.2.4.3 Moreton-in-Marsh railway station improvements

Future facilities improvements are planned for Moreton-in-Marsh station. These are yet to be fully defined though are expected to make the use of the station and rail travel more attractive and help further encourage a modal shift from car use.

3.2.5 HGV Interventions

3.2.5.1 Reducing HGV movements on London Road (A44)

This intervention scored well in Phase One and was shortlisted. It consists of 1.2 km of traffic calming with speed cushions between the A44 junction with the high street and the

Cotswold Business Village. It should help improve local air quality and the environment. It also intersects with the proposed active travel improvements to London Road and extends to the High Street junction which is too narrow for active travel improvements thus helping reduce and slow traffic. Whilst HGV restrictions may be considered, this would require a TRO that may be harder to establish.

3.3 Behavioural and sustainable Interventions for Full Link Street Do-Something Scenario

The following interventions are designed to be applied to the full link street scenario. In this instance, the link street will be taking strategic traffic away from the High Street. These interventions are designed to encourage and complement this, reducing vehicle movements in the town centre and making space available for active travel and public realm improvements. Ultimately, it is considered that the full link street is needed to make these interventions viable.

Option Name	Rationale
Installation of additional pedestrian crossings and timing update on existing crossings to favor pedestrians	Encourage active travel in the town centre, discourages strategic traffic in town centre and encourage shift to link street
HGV weight/size restrictions on A429 in town centre to encourage use of link road	Makes HGV traffic use the link street, avoiding the town centre.
Traffic calming measures on A429 in town centre (could include shared space, speed tables, capacity reduction through width/geometry changes etc.)	Encourages active travel in the town centre, enhances the town centre environment, encourages strategic traffic to use the link road
Declassification of existing A429, classification of link road as A429, updated signage encouraging use of link road	Encourages strategic traffic to use the link road
Removal of mini-roundabouts giving priority to east/west A44 traffic	Encourages strategic traffic to use the link street, enhances flow of east/west traffic

Figure 3-4: Additional interventions

3.3.1 Installation of additional pedestrian crossings and timing update on existing crossings

This intervention is intended to both make active travel easier within the centre of Moreton-in-Marsh as well as adding a time penalty to favour the link street. There is currently only a single pedestrian crossing between the southern mini roundabout and the top end of the High Street. Coupled with current high traffic volume, this forms a barrier for pedestrian access across the High Street. By adding an additional crossing and adjusting timings to favour pedestrians, this will make the town centre more pedestrian friendly and be beneficial to local shops and businesses. It will also add delay and variability to drive times through the town centre. This will help drive more through traffic to use the link road and encourage it's routing by vehicle navigation systems that should favour the lower speed

variability of the link road. It would also result in changing the environment of the Town Centre to be more pedestrian friendly and focused, changing its sense of place.

3.3.2 HGV weight/size restrictions on A429 in town centre

The full link route will give an additional route for strategic north/south HGV movements. The current High Street is not suitable for HGV movements as is heavily constrained by historic buildings. An HGV restriction located north of the two mini roundabouts would force HGV movements to use the proposed link street which would be designed to a more modern standard. It should be noted that the link street is intended to be built as part of the Local Plan developments with residential frontages. Whilst having HGV movements on a residential street may not be fully desirable, it may be a better solution than the constrained High Street with its large level of pedestrian activity. This should result in added safety benefits. It should be noted that the link street will include dedicated walking and cycle infrastructure protecting active users from direct exposure to HGV movements. Whilst such a ban may potentially require a TRO, this may be achieved at the same time as the proposed re-classification of the link road as the A429. It is noted that there may be some disbenefit for HGV traffic travelling east-bound along the A44 and north-bound up the A429 and vice/versa. This relatively small volume of traffic (see previous Manual Traffic Counts discussion) would be required to route south at the A429 and join the link road adding to journey length.

3.3.3 Traffic calming measures on A429 in town centre

This intervention is designed to act in a similar way to the proposed additional pedestrian crossing facility by adding delay and variability to drive times through the high street and thus favouring the link street as a strategic route. It also takes advantage of a reduction in traffic volume along the high street allowing potential road-space re-allocation for pedestrian use and making the town centre environment more friendly for active use. This may be achieved through options including shared space, speed tables, and capacity reduction through width/geometry changes etc.

3.3.4 Declassification of existing A429, classification of link road as A429, updated signage

The full link street would become the obvious north/south strategic route as it is engineered to a modern standard with standard compliant roundabout junctions. The concept design includes priority to the link street from the existing A429. Therefore, reclassifying the link street as the A429 would make this the obvious route choice for drivers and encourage it's selection by vehicle navigation systems. Additional signage would also encourage it's use by through-traffic.

3.3.5 Removal of mini-roundabouts giving priority to east/west A44 traffic

The link street will largely benefit north/south A429 traffic with no real benefit for east/west A44 traffic. With north/south traffic largely moved to the link-street it becomes possible to consider converting the two mini-roundabouts to priority junctions that favour east/west A44 traffic. This would be beneficial to such east/west movements and additionally add delay to north/south movements encouraging use of the link street. In addition, a priority junction design may require less space allowing reallocation of limited road space to pedestrians in a central part of the town centre.

4. Link Street Concept Design Development

4.1 Role of the Link Street

The link street is intended to act as a residential-facing distributor road for the developments proposed as part of the local plan. It will help direct trips associated with these new developments away from the historic centre and so reduce the impact of additional traffic on the existing min-roundabouts. The link street will also have provision for dedicated walking and cycling links achieved using pavements and off-carriageway cycle facilities that will connect to current and proposed active links.

The link street is proposed in two variants. A shorter south-east route will cover the quadrant between the A429 Roman Road and the A44 London Road. This section will traverse the River Evenlode and existing railway line. A full link street option will complete the eastern side by passing through land within the Fire Service College to join Roman Road north of the town centre. This full link street will then act as the main through-route for strategic traffic passing through the town.

The route has been selected to make best use of land available for local plan housing developments, as well as being aware of environmentally sensitive sites and following an alignment that is sensitive to construction costs.

4.2 Constraints

Figure 4-1 illustrates the physical and environmental constraints in the vicinity of the proposed link street alignment, which is shown in red. The figure identifies key constraints including electricity transmission lines, watercourses, Sites of Special Scientific Interest (SSSIs), National Landscape, scheduled ancient monuments, historic parks and gardens, and SSSI risk zones.

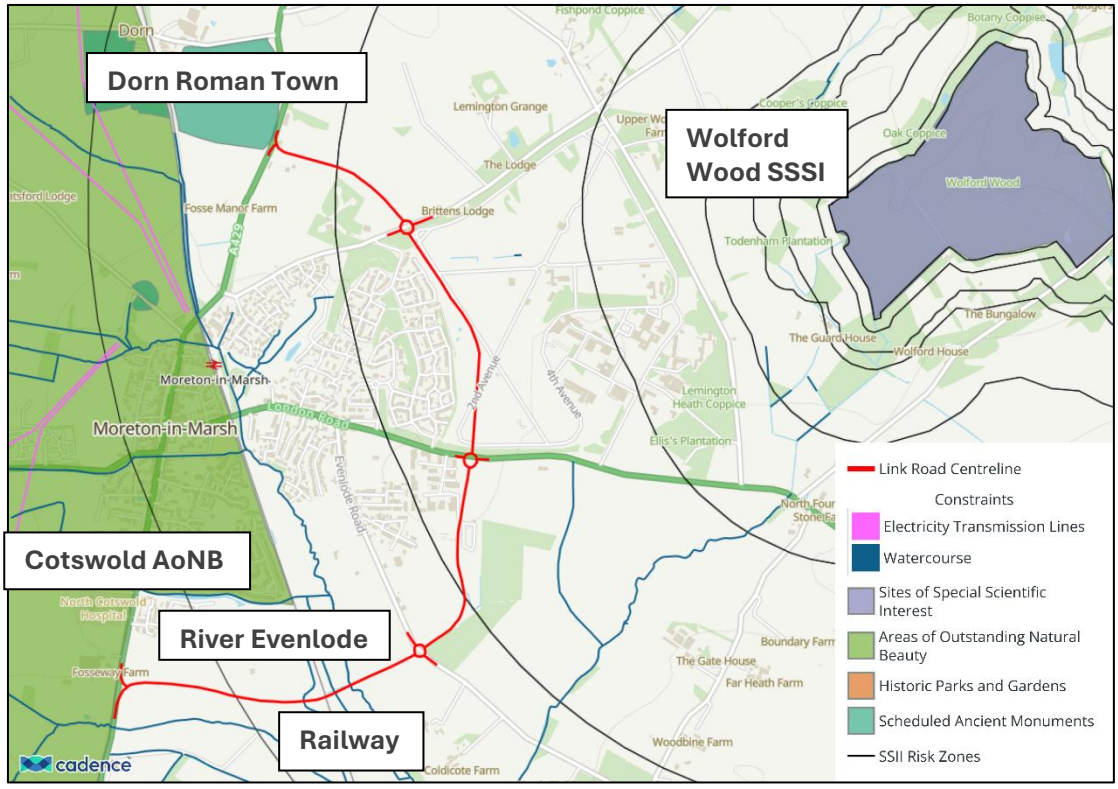


Figure 4-1 Link Road Physical Constraints

The proposed route crosses the River Evenlode and railway line in its southern section. It interacts with existing road links on the A429, Evenlode Road, A44 and Todenham Road. Its potential alignment runs within the outer bounds of the SSI risk zone of Wolford Wood.

4.3 Design Principles and Standards

The concept design for the proposed link street has been developed in accordance with the relevant national and local design standards to ensure that the scheme delivers a safe, accessible and context appropriate transport corridor. The design approach draws from the Manual for Streets 1 and 2 (MFS) and the Manual for Gloucestershire Streets which place great emphasis on balancing movement and place, integration with surrounding development, and creating streets that are safe and attractive for all users. The walking and cycling design are informed from the Local Transport Note (LTN) 1/20 whilst the Design Manual for Roads and Bridges (DMRB) guides alignment and technical design. This all reflects both the strategic nature of the connection and its interaction with local movement networks.

Where the link road interfaces with existing local streets and where design objectives extend beyond vehicular movement into areas such as placemaking, active travel integration, or frontage access, guidance from Manual for Streets 1 and 2 has been applied. These documents emphasise the creation of streets that balance movement and place, promote lower vehicle speeds where appropriate, and support pedestrian-friendly environments. This ensures that the scheme responds to the specific needs of adjacent communities and urban design considerations.

Given the scheme's commitment to high-quality active travel provision, the design incorporates the principles of LTN 1/20, which emphasises, direct, safe, comfortable and

attractive walking and cycling routes. Segregation, junction treatments, and crossing facilities have been considered to meet the standards required for inclusive cycling and to support mode shift.

Local priorities and context-specific requirements have been addressed through reference to the Manual for Gloucestershire Streets. This ensures the scheme aligns with county policy, integrates with the local transport network, and supports long-term asset stewardship.

As a new section of highway intended to accommodate through-traffic movements while supporting local accessibility, the scheme geometry has been informed by the DMRB standards. This includes horizontal and vertical alignment, visibility, drainage, pavement, and junction strategy. These standards establish the normal minimum requirements for designing roads that form part of the wider highway network and ensure consistency, operational performance, and safety.

The combination of these standards ensures that the concept design is robust, fully compliant with national best practice, and sensitive to local context. As the scheme progresses into preliminary design, further refinement will be undertaken to meet detailed technical requirements, undertake safety audits, and align with stakeholder feedback.

4.4 Integration with Local Plan Development Sites

The high-level alignment of the link road has been selected to support the planned growth set out in the Local Plan by providing direct connectivity to key development sites, facilitating access to the existing highway network and enabling the integration of sustainable transport to serve future residential and employment areas.

4.5 Link Road Alignment Development Process

The development of the link street alignment has been revised, as initial high level design work has progressed. Figure 4-3 illustrates the initial alignment. Here, the route generally follows the eastern and southern edges of the town, connecting key approach corridors. The alignment passes through currently agricultural land to the south before connecting with the A44 London Road corridor to the east of Moreton-in-Marsh. It then follows the A44 eastbound to take a route along the eastern side of the Fire Service College site before returning west along Todenham Road and turning north-west towards Fosse Way Road.

Figure 4-3 illustrates a progression of this alignment that has been identified for testing in the modelled scenarios described in this report. This alignment differs in that the route takes a significantly more direct route across the Fire Service College site, potentially re-purposing one of the original runways, before joining Todenham Road. This route removes the requirement for two junctions, avoids the need to enhance the existing A44 and Todenham Road and reduces the length of the link street by 2.7Km. This will significantly reduce construction costs and in the case of the full link street option, offer a more direct alternative route to through traffic that will encourage greater usage.

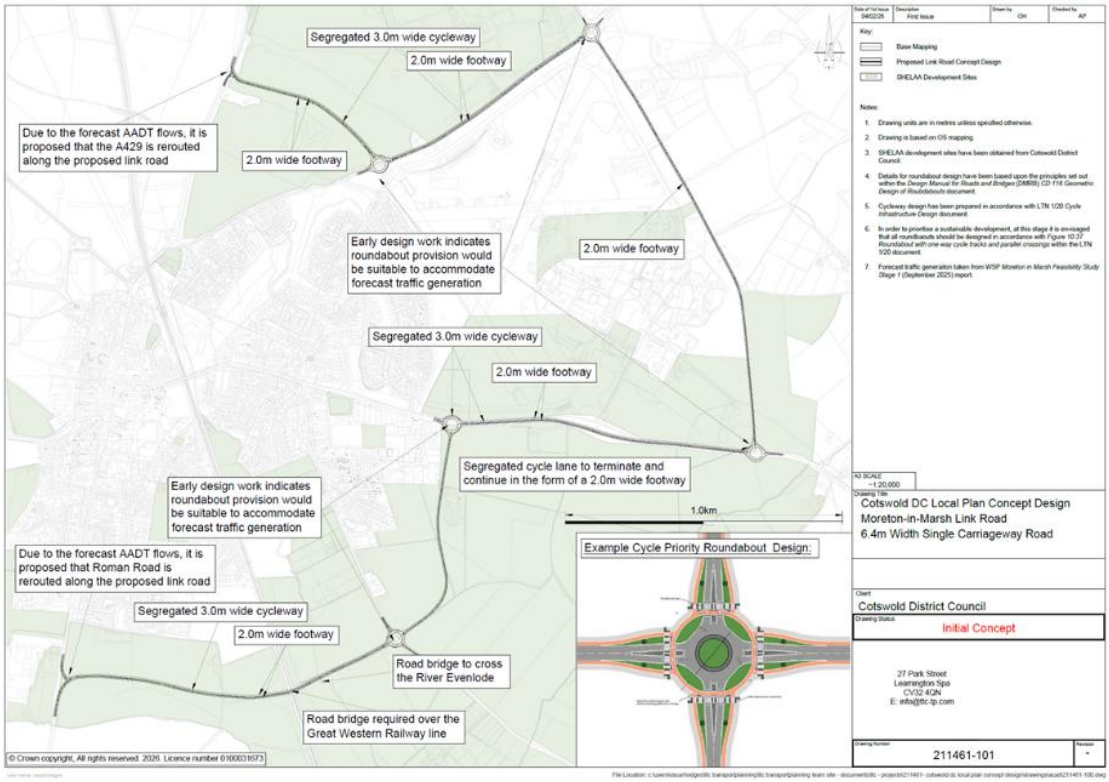


Figure 4-2: Initial Full Link Street Alignment

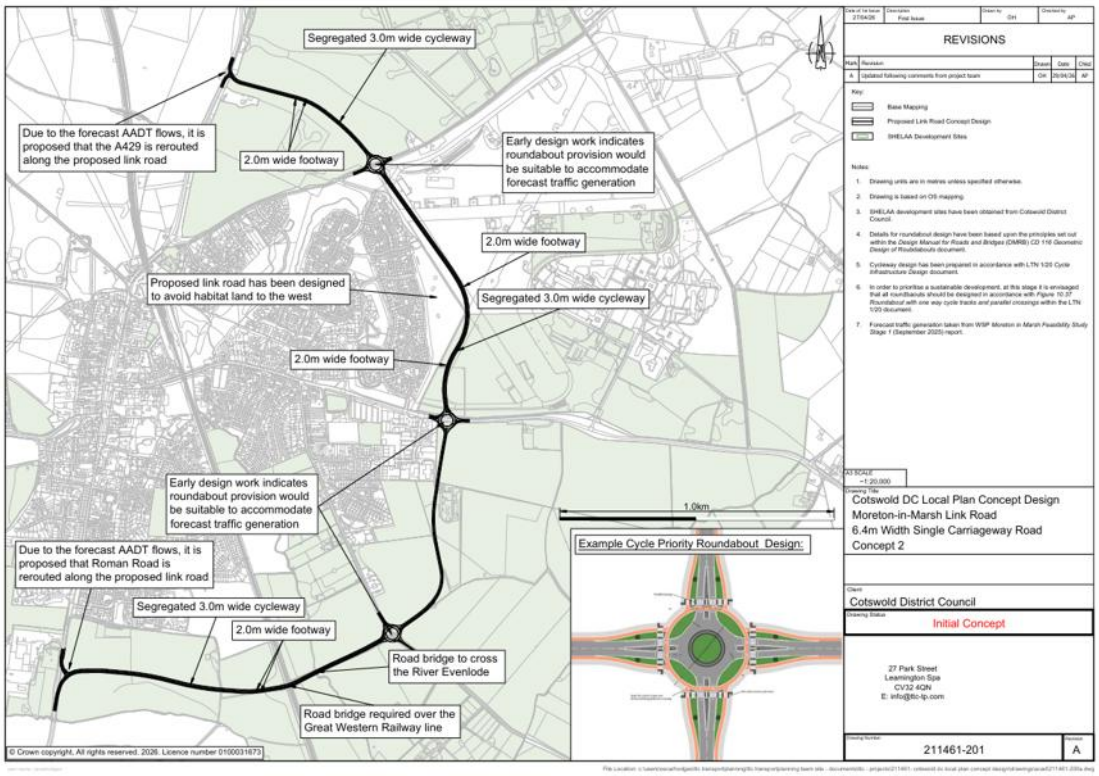


Figure 4-3 Final Full Link Street Alignment

4.6 Junction Types and Locations

Figure 4-4 illustrates the overall scheme extent together with the location of the proposed junctions along the link street. Five junctions are identified, providing connections between the new link street and the existing highway network. Junctions 1 and 5 form the northern and south-western connections to the A429 Fosse Way Road. Junction 2 provides connections to Todenham Road while Junctions 3 connects the link street to the A44 London Road at the eastern approach to Moreton-in-Marsh, supporting east–west movements and access to the town centre. Junction 4 provides a connection with Evenlode Road. The full link street includes junctions 1-5 whilst the southeast link road only includes junctions 3-5. The proposed junctions with their corresponding location as shown in Figure 4-3 are listed below:

- Junction 1 - A429 Fosse Way & Link Street
- Junction 2 - Link Street & Todenham Road
- Junction 3 - A44 London Road & Link Street
- Junction 4 - Link Street & Evenlode Road
- Junction 5 - Link Street & A429 Stow Road

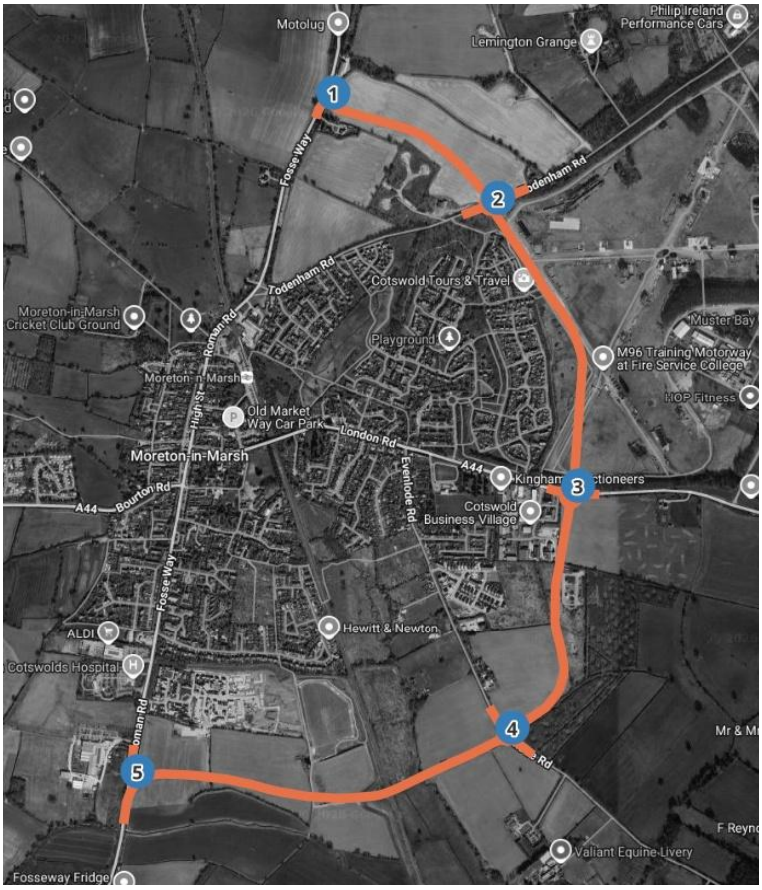


Figure 4-4 Link Street Alignment and Junctions

Principles set out within the Design Manual for Roads and Bridges (DMRB) were used to identify the indicative suitability of different junction types at concept design stage. It

should be noted that the concept design has been developed in accordance with Manual for Streets 1 & 2, Manual for Gloucestershire Streets and LTN1/20 standards to inform the provision for pedestrians and cyclists along the route.

The diagram in Figure 4-5 illustrates the proposed junctions along the link road, showing their relative position within the traffic flow thresholds defined for priority junctions, roundabouts, and grade-separated junctions. Junctions 1 and 5 fall within the priority junction suitability range while the rest of the junctions fall within the roundabout suitability range. As shown in the diagram, Junction 3 is likely to experience higher traffic demands compared with the other junctions on the link road and may be more sensitive to future traffic growth.

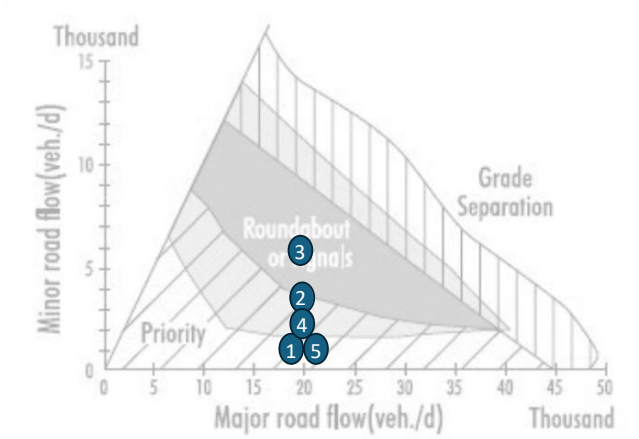


Figure 4-5 Link Street Alignment and Junctions

Figure 4-9Figure 4-6 and Figure 4-7 present the form of the proposed junctions with the existing A429 at the northern and southern ends of the link Street. These are priority junctions with the link street taking priority. This new alignment will encourage more through-traffic to use the link street, especially in its full configuration.



Figure 4-6: Junction 1 - Indicative Form

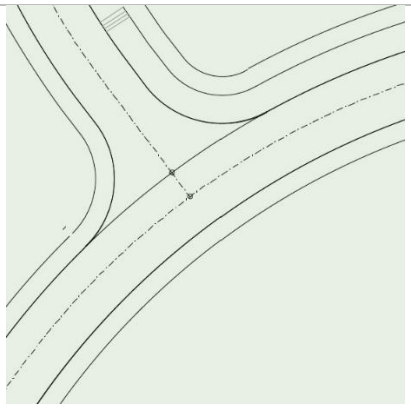


Figure 4-7: Junction 5 - Indicative Form

Figure 4-8 shows the configuration for other junctions within the proposed link street. These take the form of cycle priority roundabout junctions with parallel crossing facilities for pedestrians and cyclists, zebra crossing for pedestrians across cycle paths and space for cyclists ahead of zebra crossings.

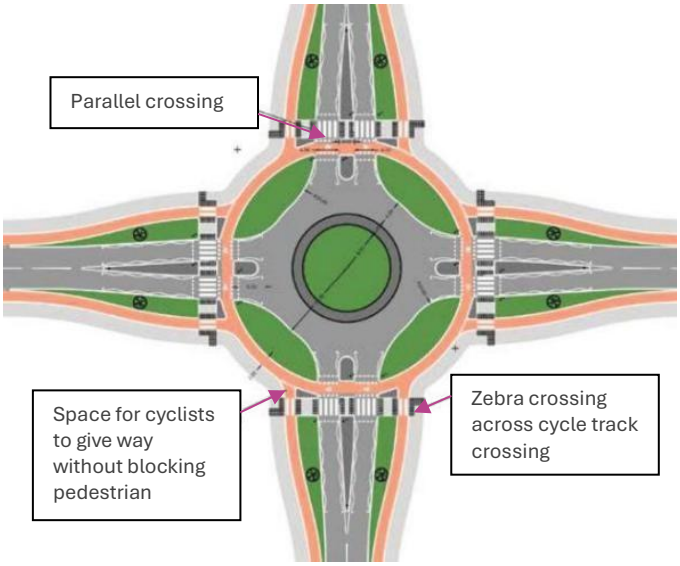


Figure 4-8: Junction 2-4 indicative form

4.7 Proposed Street Sections

The scheme has been split into two main sections, as outlined below,

- Southeastern Link (2,776m): Links A, B and Junction 3, 4, and 5
- Full Eastern Link (5,022m): Links A, B, C, and D and Junction 1, 2, 3, 4, and 5

These sections, comprising the links and junctions identified above, are illustrated in Figure 4-9.

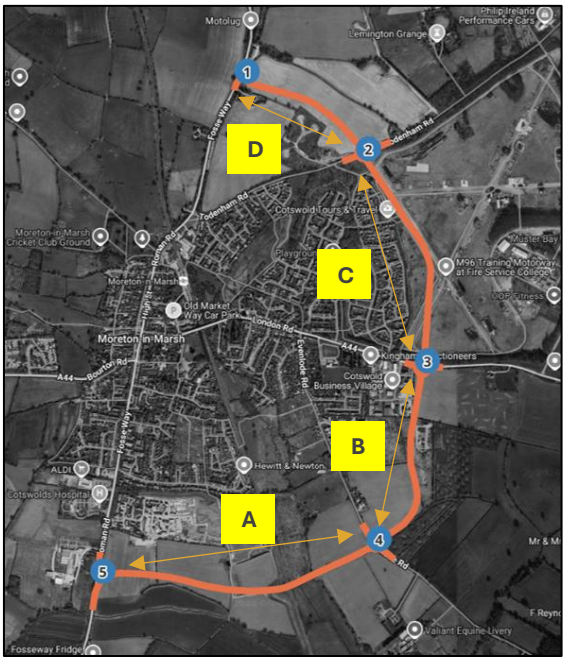


Figure 4-9 Link Street Alignment with Denoted Links/Sections (A-D)

The street cross-section for Sections A and D is illustrated in Figure 4-10. The cross-section shows an arrangement comprising segregated provision for pedestrians and cyclists alongside the two-way carriageway. The layout includes 2m footways on both sides of the carriageway, a 3m cycleway, and two 3.2m traffic lanes. This arrangement reflects a balance between accommodating vehicular traffic and providing safe, continuous, and high-quality infrastructure for active travel users.

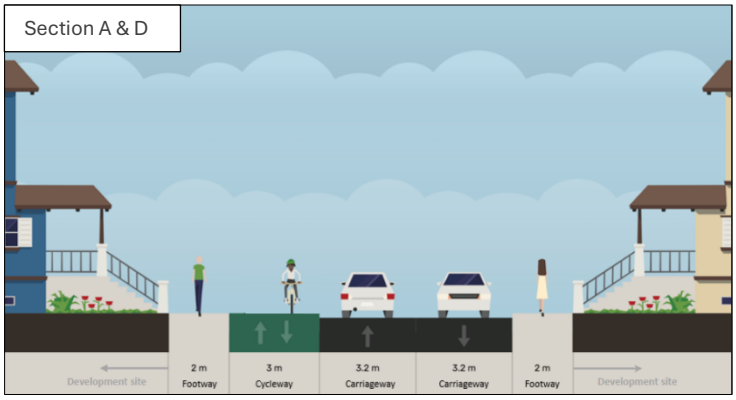


Figure 4-10 Proposed Street Sections (Sections A & D)

Similarly, Figure 4-11 shows the street cross-section for Section B, comprising a 2m footway on one side of the carriageway, a 3m cycleway and a two-lane carriageway with 3.2m lanes. This layout still provides dedicated paths for pedestrians and cyclists.

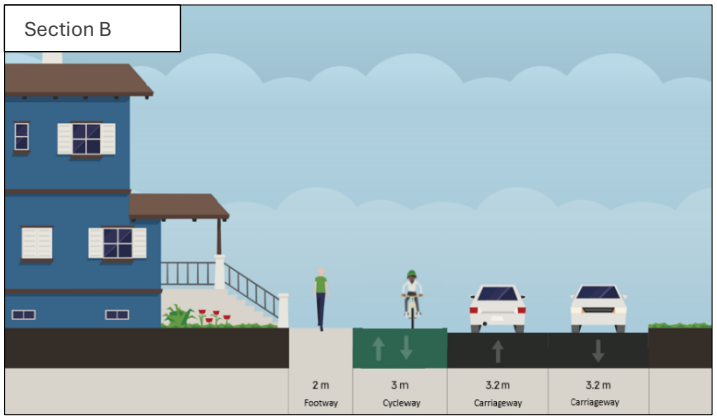


Figure 4-11 Proposed Street Sections (Section B)

Figure 4-12 presents the street cross-section for Section C. This is broadly consistent with that shown for Sections A and D, comprising a two-lane carriageway with 3.2 m lanes, 2.0 m footways on both sides, and a 3.0 m segregated cycleway. In this section, the cycleway is located on the opposite side of the carriageway.

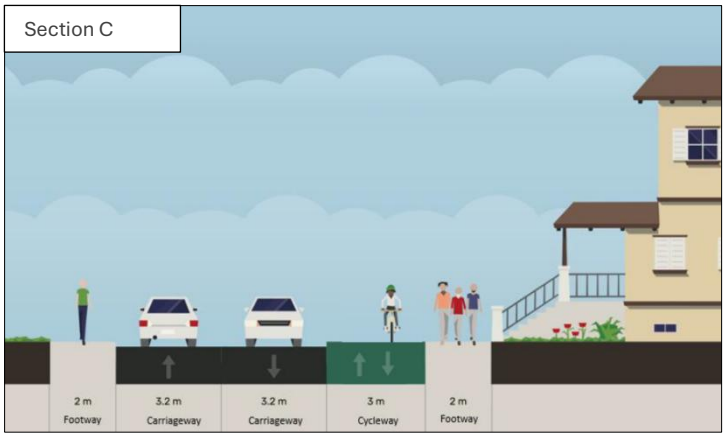


Figure 4-12 Proposed Street Sections (Section C)

4.8 Design Strategy and Concept Design

The concept design defines the proposed scheme layout and key components for the proposed new link street around Moreton-in-Marsh, and it establishes the overall scope and design assumptions. The full new link street extends for approximately 3.7km (of which the southeast section is approximately 1.9 kilometres) and includes two bridge structures (over the Great Western railway and River Evenlode). The scheme interfaces with the existing highway at five locations and includes two sections where the new alignment replaces existing parts of the road network (A44 and Todenham Road).

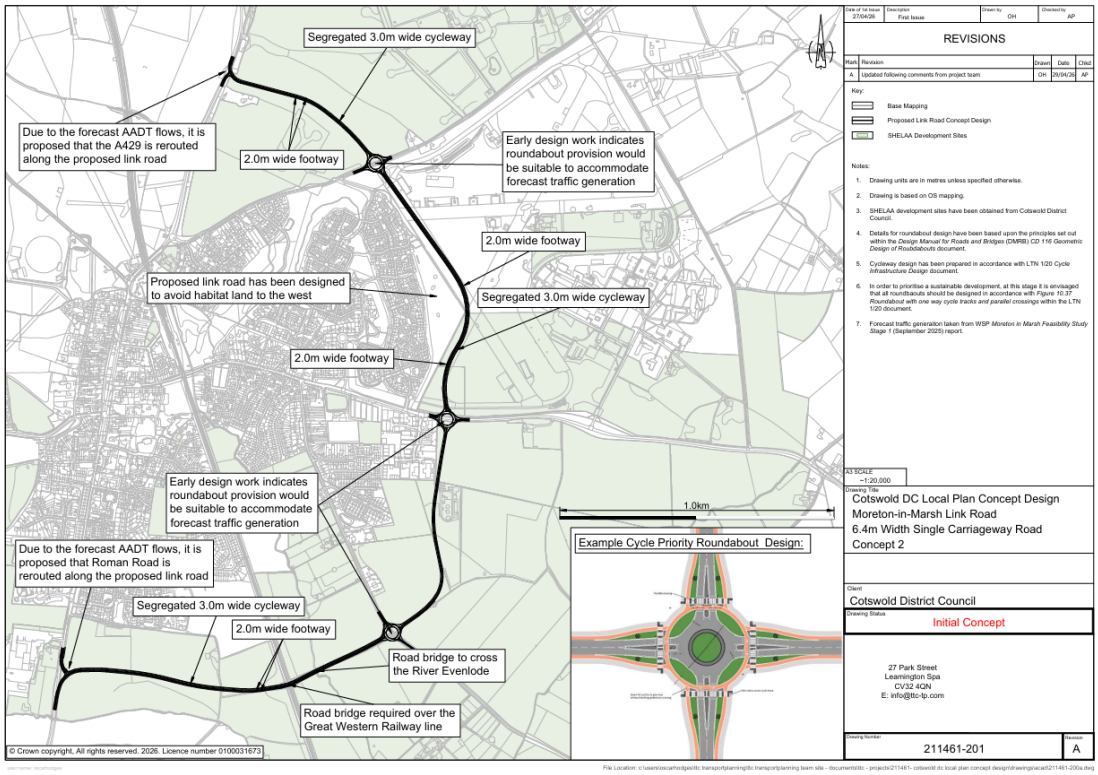


Figure 4-13 Concept Design

4.9 Initial Cost Estimation

To support the feasibility assessment and provide an indication of the relative affordability of the different link street options, an initial high-level cost estimation exercise has been undertaken. The purpose of this exercise is not to establish a definitive scheme budget, but rather to provide an order-of-magnitude estimate suitable for comparing options and informing future decision-making

The cost estimates have been derived from the concept designs developed as part of this study and are based on the current understanding of the proposed route alignments, junction arrangements, highway works, active travel infrastructure and major structures. Consideration has also been given to the requirement for crossings of the River Evenlode and the railway line, together with associated enabling works.

At this stage of scheme development, the available information is limited, and a number of assumptions have been applied regarding construction methods, extents of works and engineering requirements. The estimates should therefore be regarded as indicative only and suitable for feasibility and option appraisal purposes. As the scheme progresses, further design development, surveys, stakeholder engagement and environmental assessment will be required, all of which may influence the final scheme costs.

A summary of the assumptions, methodology and cost estimates is provided in Appendix A - Link Street Cost Estimate and should be read alongside the concept designs presented within this chapter.

4.10 Modelling Development Process

The modelling process investigated several different scenarios in an iterative way with each scenario guiding future modelling.

The initial set of scenarios involved testing 4,000 homes, simulating a theoretical 2061 build-out beyond the date of the Local Plan. This was intended as a worst-case scenario that would stress test the network. The distribution of dwellings was based around 1,712 dwellings with identified locations as part of the local plan with a further 2,300 dwellings beyond the plan period. This identified that without any interventions, the mini roundabouts would be totally saturated with volume / capacity ratios (V/C) exceeding 105% for all arms on the northern roundabout. It also identified that whilst the sustainable interventions made a small improvement, all arms still maintained a V/C above 100%. The south-eastern link street was effective at lowering V/C though values were still above 90% in the AM period with only the full link street able to significantly reduce V/C on the mini roundabouts, with all arms below 60%. It should be noted that at this point in intervention development, the northeastern section of the link street was modelled to run to the eastern perimeter of the Fire Service College. This increased its length and so also its cost, whilst reducing its benefit for through-traffic.

Further scenario testing involved an adjusted northeastern section of the full link street route that passes along a more direct path through the Fire Service College. This will offer cost savings and a more attractive and direct route to through-traffic. Demand was modelled for a 2043 build out and was subsequently modified to test levels that could be more compatible with the road network being tested,

- DS1 – No link street– 1,500 dwellings
- DS2 – South-east link street– 1,962 dwellings
- DS3 – Full link street– 3,100 dwellings

The development process and results from this final iteration of the modelling exercise is presented below.

4.11 Method used to estimate additional trips

The methodology for estimating trip rates has been taken from work undertaken for both the SLP and Cotswold Local Plan Transport Evidence Base and is described in detail in the Spatial Options Assessment Technical Note[2]. Trip rates adopted for this study were taken from the latest Transport Evidence Base values at the time of modelling.

For the dwelling numbers associated with the different scenarios identified in Section 4.10 above, the proposed developments have been categorised as ‘Village’ type using the definitions established and used for the SLP and Cotswold Local Plan transport evidence base. This category is based on surveys from the TRICS database of sites with a population of less than 5,000 within one mile. The residential car trip rates used for the village category are outlined in Table 4-1. The trip rates used for the employment sites are shown in Table 4-2. The employment sites trip rate assumes a 50/50 split between B2 (industrial estates –

[2] Cotswold Local Plan – Transport Evidence Base – Spatial Options Assessment Note (10/02/26)

general industry) and B8 (warehousing – storage and distribution) land use types as has been applied for both the SLP and Cotswold Local Plan Transport Evidence Base.

Car								
AM (0800-0900)			IP (1000-1600)			PM (1700-1800)		
O	D	Total	O	D	Total	O	D	Total
0.364	0.128	0.492	0.123	0.129	0.252	0.133	0.303	0.436

Table 4-1: Residential (Village Type) Car Trip Rates

Car								
AM (0800-0900)			IP (1000-1600)			PM (1700-1800)		
O	D	Total	O	D	Total	O	D	Total
0.013	0.048	0.061	0.204	0.156	0.360	0.060	0.020	0.080

Table 4-2: Employment Car Trip Rates

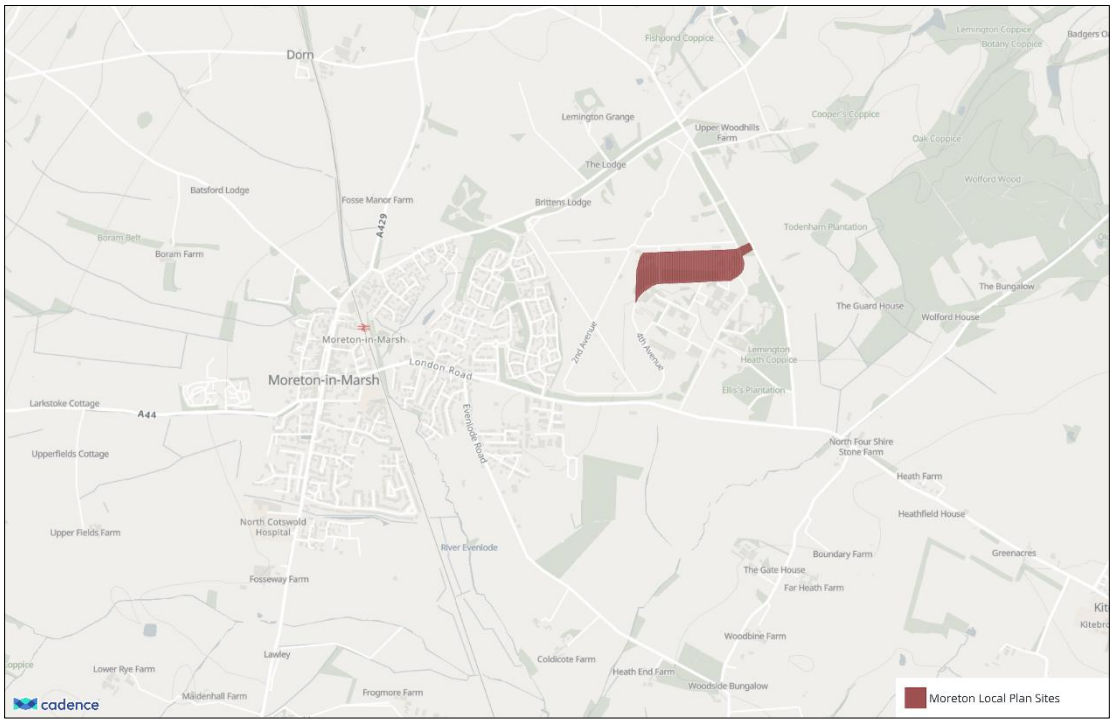


Figure 4-14: Proposed Moreton-in-Marsh Employment Site

Figure 4-14 displays the employment site tested in Moreton-in-Marsh. Figure 4-15 shows the locations and breakdown of the proposed residential developments for Moreton-in-Marsh.

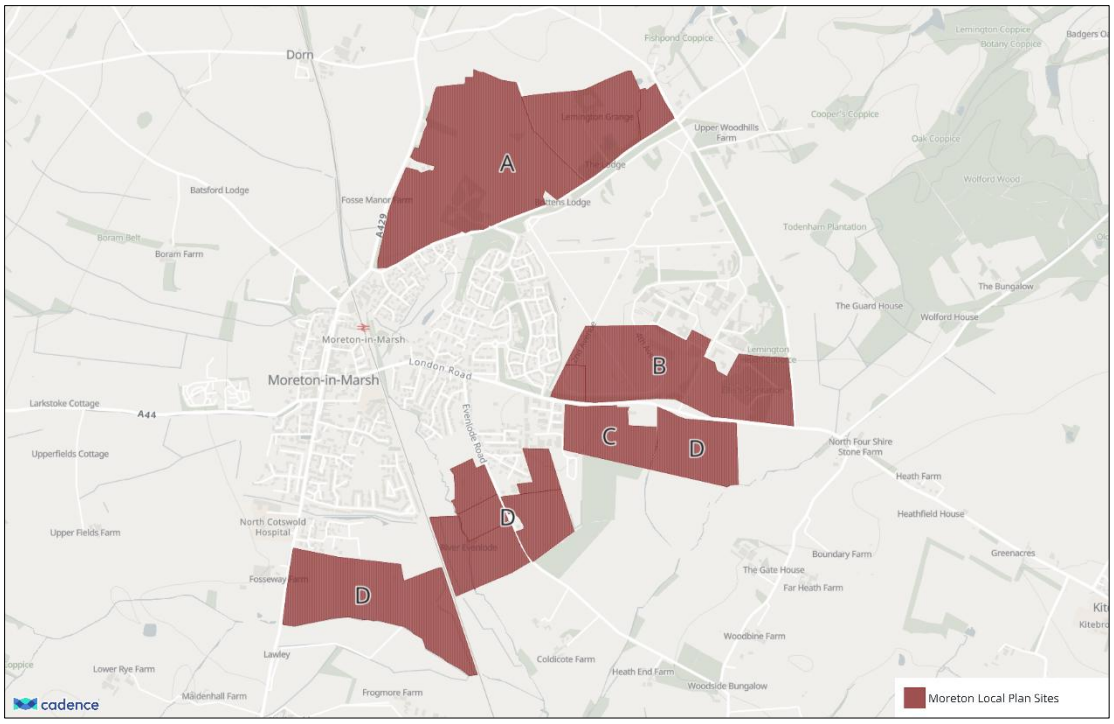


Figure 4-15: Proposed Moreton-in-Marsh Residential Developments

The table below represents the breakdown of the proposed residential development shown in Figure 4-15 The three scenarios represent different levels of development. It should be noted that the dwellings within development Site A are not included in DS1 and 2 and are only represented in DS3, where the full link street is modelled. The development sites included in DS1 and 2 were selected following analysis to identify the level of residential development that could be supported by the corresponding scheme. This identified the ability of the southern site, D, to hold more dwellings with less adverse impact on the two mini roundabouts. This in part is due to the location allowing direct access to the A429 south of the centre of Moreton-in-Marsh.

Development Site	DS 1 ,	DS 2	DS 3
	Dwellings	Dwellings	Dwellings
A	0	0	1,138
B	638	638	638
C	195	195	195
D	667	1,129	1,129
Total	1,500	1,962	3,100

4.12 Changes to trip patterns, mode share and distribution

The proposed developments have been assigned trip distribution patterns and mode shares based on the average characteristics of the three adjacent model zones. This approach was adopted on the basis that these neighbouring zones are considered representative of the proposed development locations in terms of travel behaviour and accessibility.

4.13 Integration of new trips into the model

Trip rates were applied to the proposed dwelling numbers to estimate the corresponding number of trips associated with each development. The resulting trip ends were then incorporated into the SATURN model by assigning each development to new zones located in their appropriate geographic positions within the network.

A furnessing process was undertaken to distribute the trip end across the demand matrices. The modelled network was updated to ensure a proper representation of access to the surrounding network and the redistribution of demand onto identified relevant model links. A similar method was applied to the employment developments.

4.14 Network Changes for the Link Road

The proposed link street, highlight with a dark green border in Figure 4-16, was incorporated into the SATURN model network. Note that the alignment is consistent with the schematic nature of a strategic model. The coding reflects the proposed alignment and connections to the existing network. The figure shows the full link street, for DS2, only the southeast quadrant is coded.

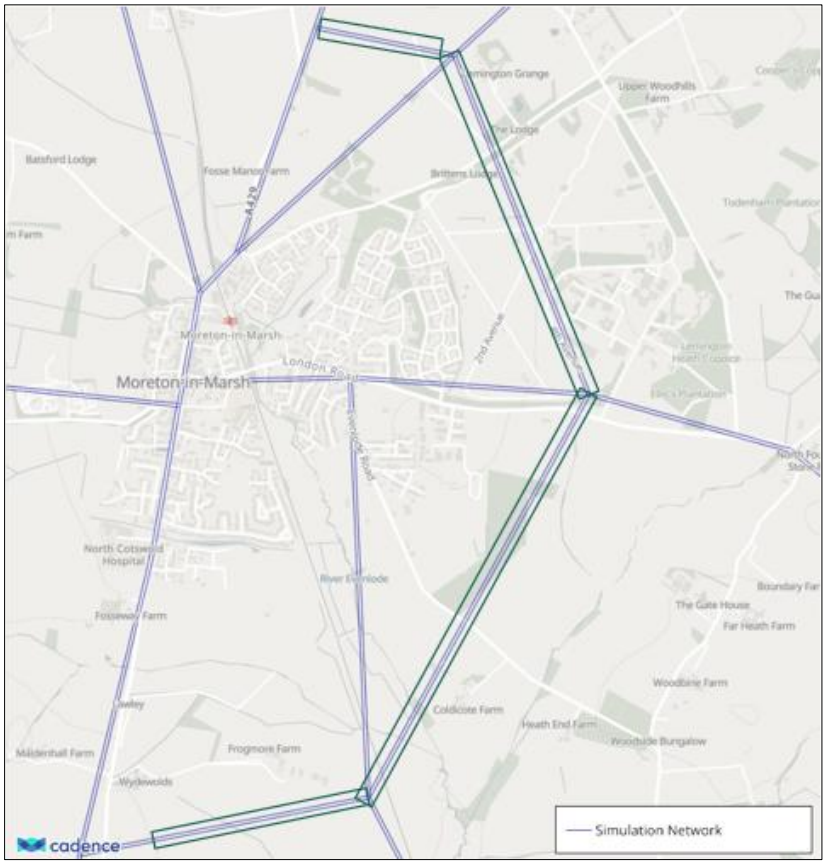


Figure 4-16: Link Road Modelled on SATURN

4.15 Description of the proposed network changes

The Link Street shown in the section above was modelled as a local street with speed of 30 mph and 1,600 capacity, capturing traffic associated with the proposed developments and providing an alternative route through the study area. This reflects the intention for this to be a residential street with local traffic joining from associated dwellings. In addition, Evenlode Road was also recoded to simulate a local residential access road serving the proposed developments, with adjustments made to the link speed and capacity characteristics.

For DS3, the two mini-roundabouts in this scenario were respectively changed into priority junctions as vehicles are expected to shift towards using the new alignment, reducing the traffic on the location of the two mini-roundabouts.

5. Modelling Results

5.1 Key performance indicators

5.1.1 Traffic flow on key links

The volume to capacity ratio (V/C) is one of the most widely used measures of link performance and congestion. It compares the modelled traffic flow (volume) on a link against its theoretical capacity as defined in the model.

It's common to compare V/C against thresholds. DfT TAG guidance does not publish official threshold values though typically,

- Low V/C (< 0.50): Free-flow conditions. Vehicles can travel at their desired speed, unaffected by others.
- Moderate V/C (0.50 - 0.79): Stable flow. Drivers notice other vehicles, and manoeuvrability becomes slightly restricted, but speeds remain steady.
- High V/C (0.80 - 0.99): Unstable flow. The link or junction is approaching its limit. Minor disruptions can cause significant, sudden queues and delays.
- V/C >= 1.00: Breakdown flow (Oversaturation). Demand exceeds capacity. Queues grow continuously until the demand volume drops back below capacity.

The following describes V/C for the modelled scenarios in both the AM and PM periods. Link capacity has been taken from the GC3M model and has been reviewed within the Moreton-in-Marsh area as appropriate. Link capacity for the link street intervention assumes a residential road with frontages where there may be interaction between passing motorists and residents accessing the road.

5.1.1.1 Do-Something 1 (DS1) Scenario

Figure 5-1 shows V/C for the DS1 scenario in both AM and PM. This includes the additional local plan demand as well as behavioural and sustainable interventions.

In the AM period, flow in both directions on the A429 south of Moreton-in-Marsh, on the A44 Bourton Road and on the A429 north of the town is < 0.5 V/C with traffic flowing well.

Within the town itself, congestion is shown with the link between the mini roundabouts at 0.89 northbound and 0.70 southbound V/C ratios, respectively. The High Street has a V/C of 0.75 northbound and Oxford Street is showing severe problems with a V/C of 1.01 on the approach to the northern mini roundabout.

The PM period shows similar trends though slightly lower V/C values. However, each link remains in a similar threshold range to the AM.

For both AM and PM periods, there is shown to be high, unstable flows in and around the High Street. Flows are likely to be very unstable due to the risk of disruptions caused by adjacent junctions, pedestrian crossings and cars attempting to park or manoeuvre in the High Street. There is a significant risk of queues forming and blocking back through the mini-roundabouts leading to delays on other approaches. Evenlode road shows a low V/C at circa 0.10 indicating free-flow conditions.

A initial test comparing the impact of the behavioural and sustainable interventions in DS 1 against a do-nothing scenario shows that per average movement, V/C improves by 4% for the northern roundabout in the AM period and 2% for the PM period. The southern

roundabout shows an improvement of 1% in the AM and 0.3% for the PM period. It can be seen that applied alone, the behavioural and sustainable interventions are not capable of making significant improvements to traffic flow through the town centre.

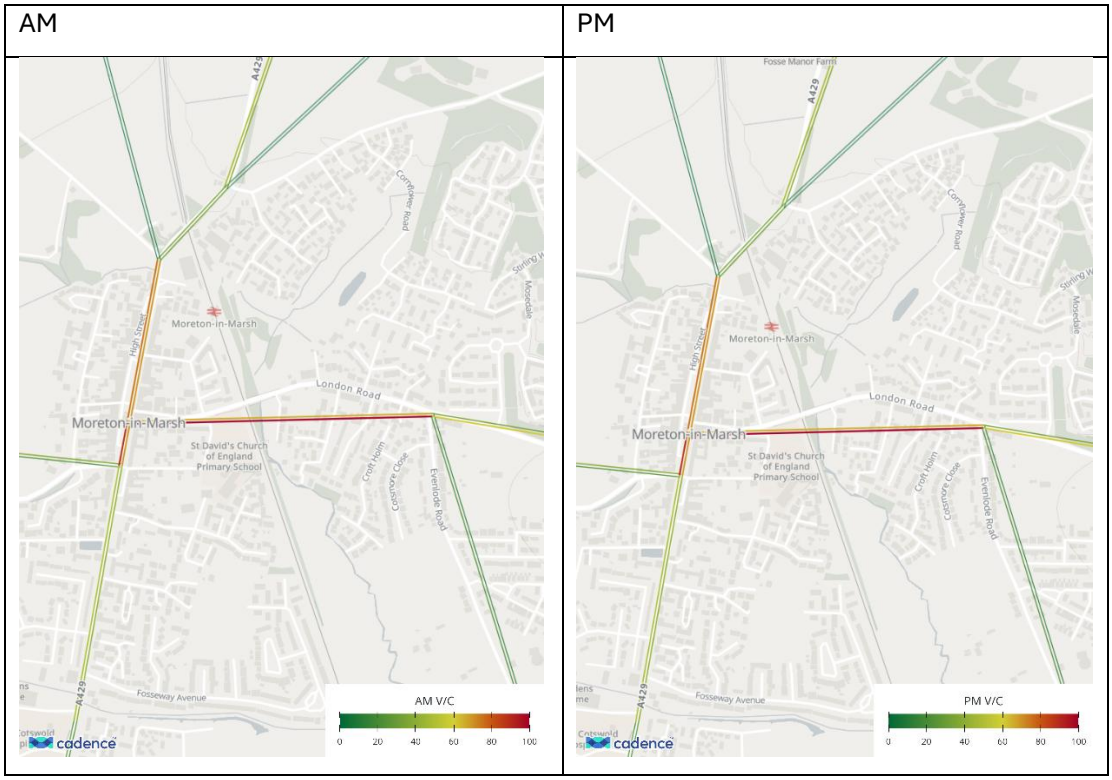


Figure 5-1: DS1 - V/C

5.1.1.2 Do-Something 2 (DS2) Scenario

Figure 5-2 shows link V/C ratio for DS2, this includes the southern link street. In the AM period, improvements can be seen with southbound traffic between the two mini-roundabouts at 0.56. Northbound traffic on this link is moderate at 0.56. The High Street has moderate V/C in both directions though is higher northbound. Whilst Oxford Street V/C is much improved, it is still 0.89 in the westbound direction towards the town.

PM period performance is similar to the AM. V/C increases in both directions between the mini roundabouts though remains moderate. Southbound flow on the High Street increases to 0.8 which does increase the risk of queuing whilst Oxford Street is high though slightly improved.

Evenlode road shows a lower V/C from DS1 as local traffic benefits from the southeast link road.

These results indicate that the south-east link road is having a significant impact on improving traffic flow throughout the centre of Moreton-in-Marsh. V/C levels are now generally moderate and unlikely to cause concern with operation of local junctions. However, there is still a risk of southbound traffic queuing on the approach to the northern roundabout and queues on the westbound Oxford Street approach.

5.1.1.3 Do-Something 3 (DS3) Scenario

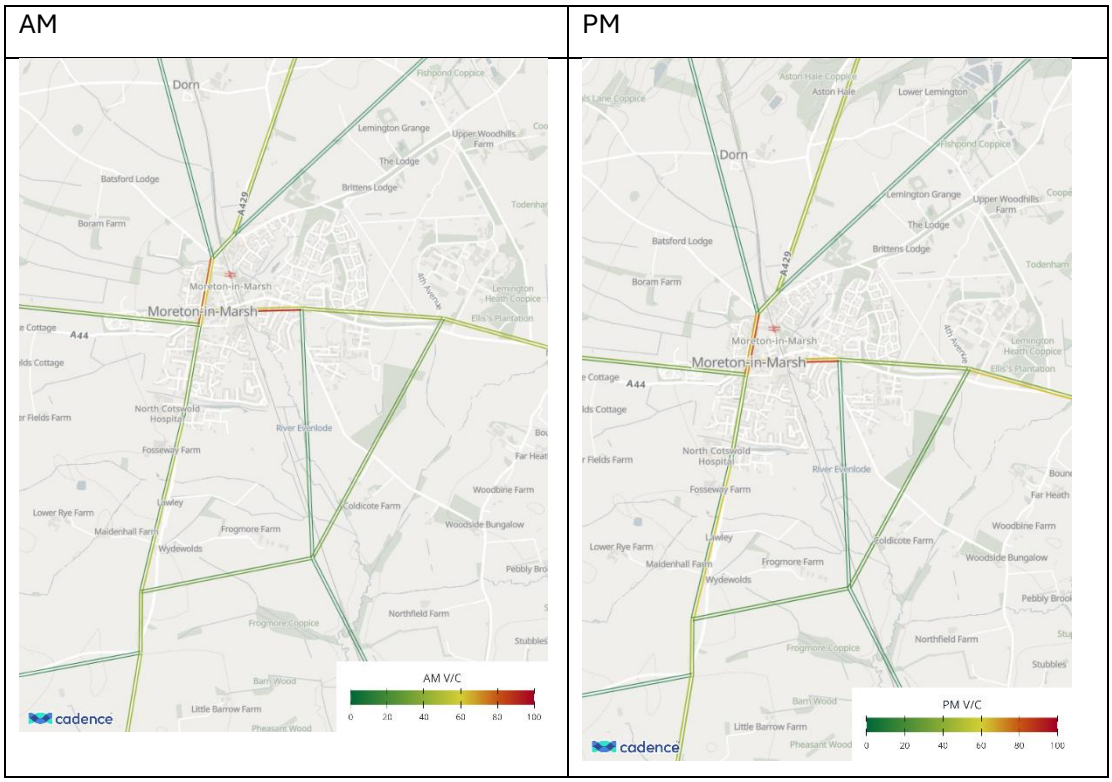


Figure 5-2: DS3 - V/C

Figure 5-3 shows V/C for DS3 (with full link street and other associated interventions). In the AM, V/C is low to moderate between the two mini-roundabouts and low on Oxford Street. It is low northbound on the high street though moderate southbound. V/C on the full link road is low to moderate for all links. PM is similar though noting increased V/C on the A44 westbound on the approach to the link road roundabout.

These results indicate the full link street is making a significant benefit to the reduction of traffic within Moreton-in-Marsh and is directing significant levels of through traffic away from the historic centre. The link street is operating well and well within its design capacity.

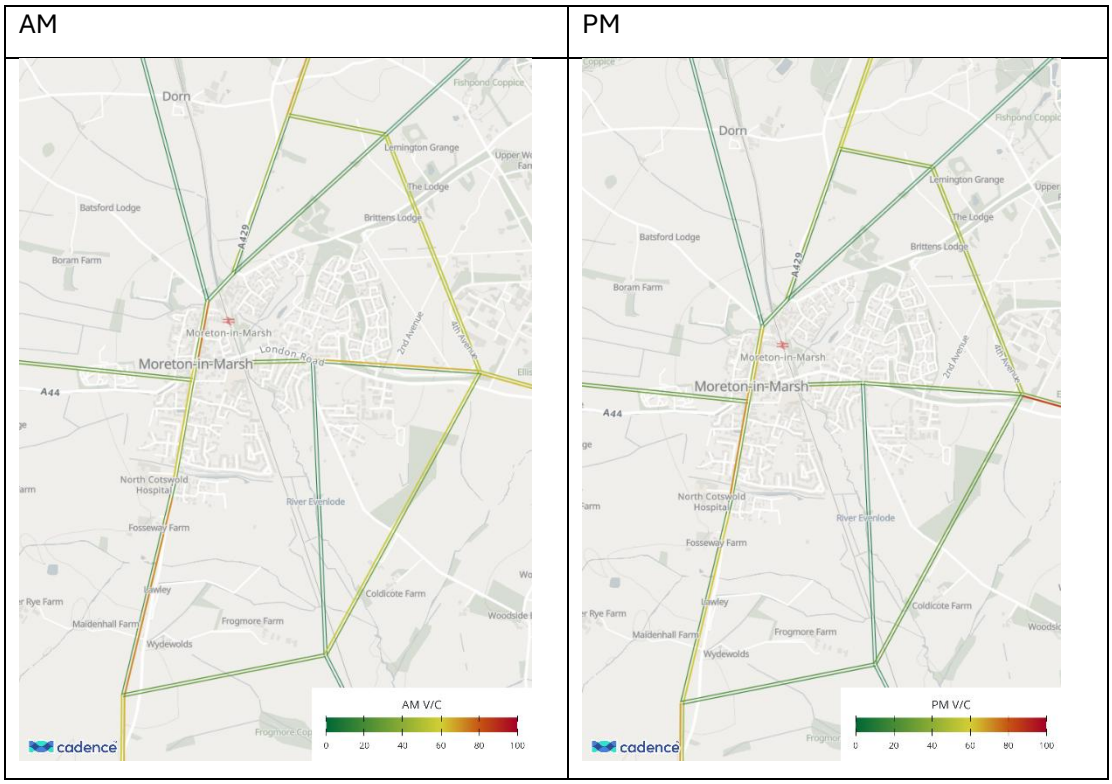


Figure 5-3: DS 3 - V/C

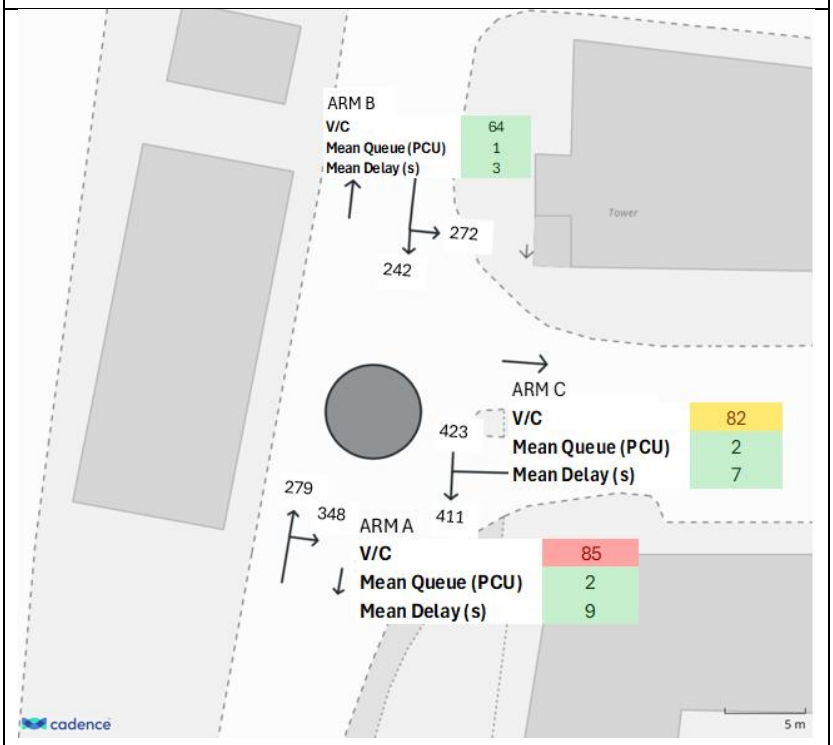
5.1.2 Junction performance

The two mini roundabouts that form the intersection of the A44 and A429 within the historic centre of Moreton-in-Marsh are known as a significant source of congestion due to their high throughput and geometry constrained by surrounding buildings which limits capacity as described in Section 2.1.1. Existing observations and traffic data indicates these to be the junctions currently experiencing poor performance and likely to be significantly impacted by further future development.

Junction performance for the two mini roundabouts is calculated for each roundabout arm. An adjustment considers the entry width for each arm as well as conflicting flow. Each arm is given a turn V/C value, mean queue length in PCU (car-equivalent vehicles) and a mean delay in seconds.

DS1 results are shown in Figure 5-4 for the AM period and Figure 5-5 for the PM period. The northern roundabout shows a high V/C of 0.85 and mean queue length for the northern approach. This indicates an unstable flow that is at risk of forming queues that can block-back through the southern roundabout causing further congestion. West bound traffic on Oxford Street shows a high V/C as it is likely impeded from joining the roundabout by through-traffic on the A429 southbound. Whilst the PM period is improved, there is still a significant risk of northbound traffic blocking back through the southern roundabout and southbound traffic queuing up the High Street.

North Mini Roundabout



South Mini Roundabout

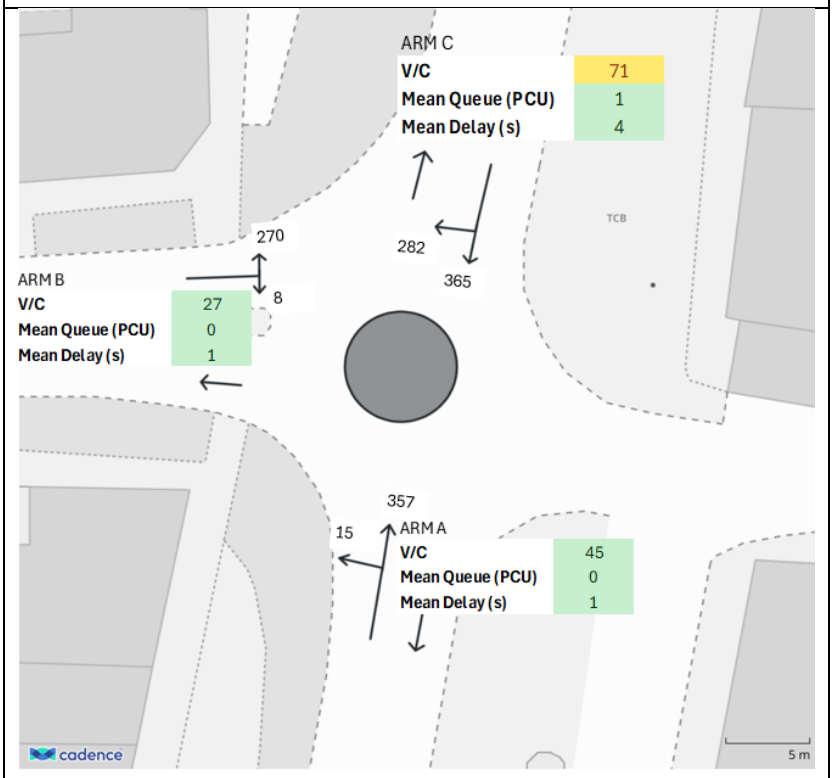
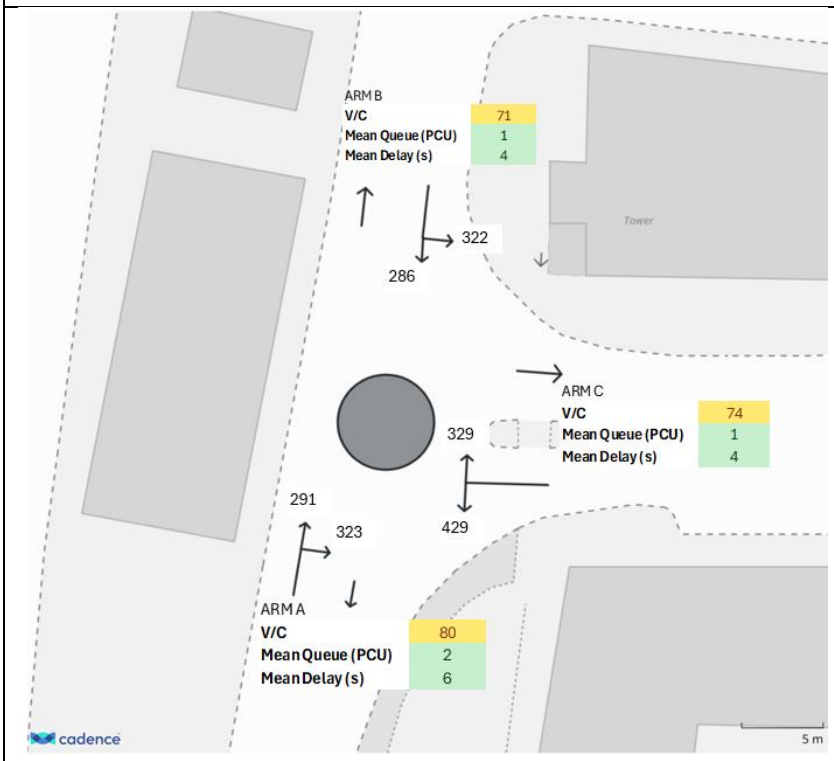


Figure 5-4: DS 1 (AM) - Mini-roundabout performance

North Mini Roundabout



South Mini Roundabout

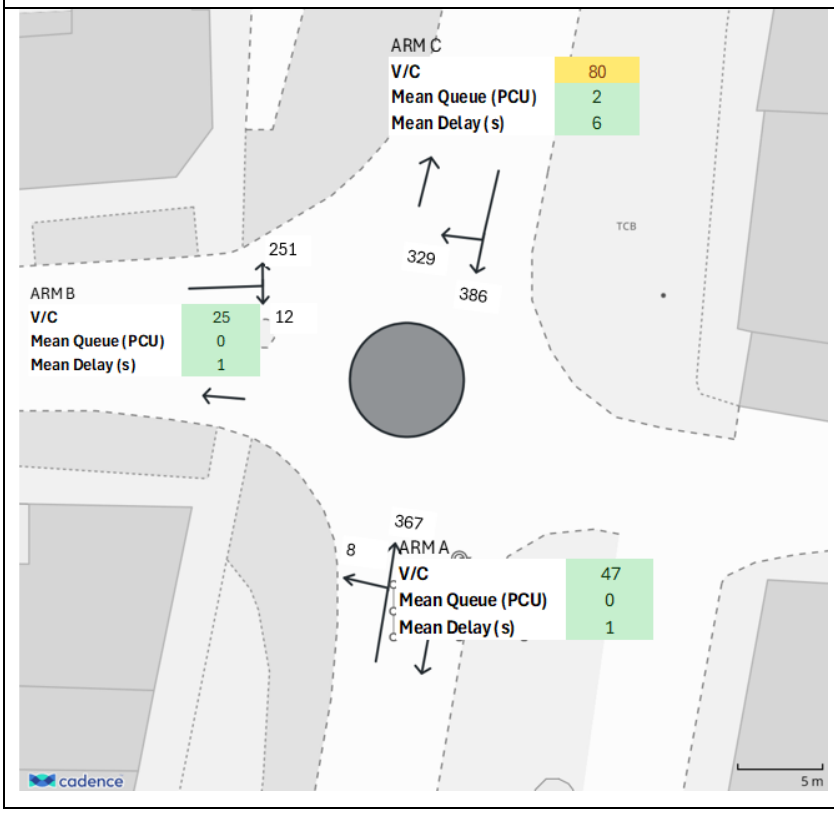
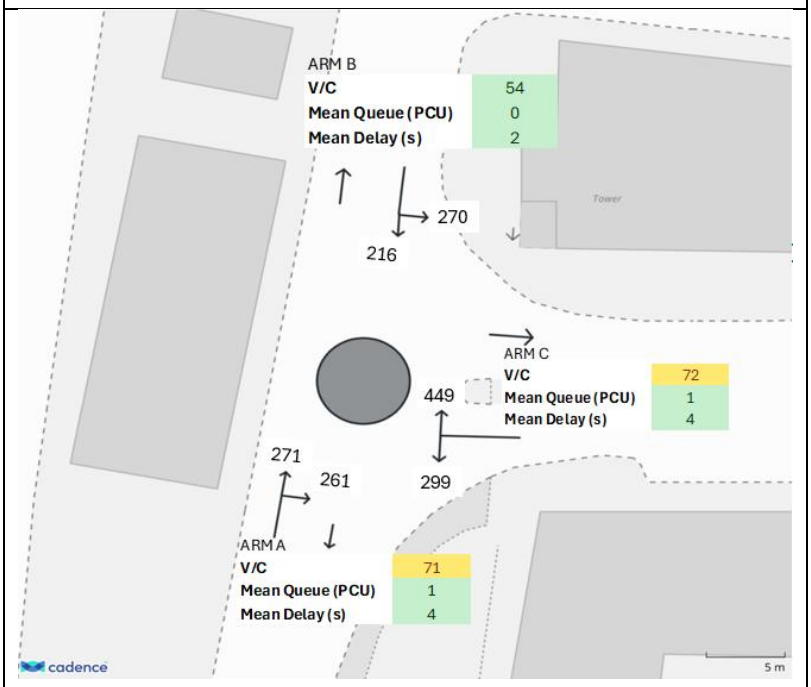


Figure 5-5: DS 1 (PM) - Mini-roundabout performance

Figure 5-6 and Figure 5-7 show results for DS 2 (with south-east link street). Severe issues have now been resolved, and conditions are good to moderate for all arms. Queues are shorter and the risk of blocking back through the roundabouts has been significantly reduced.

North Mini Roundabout



South Mini Roundabout

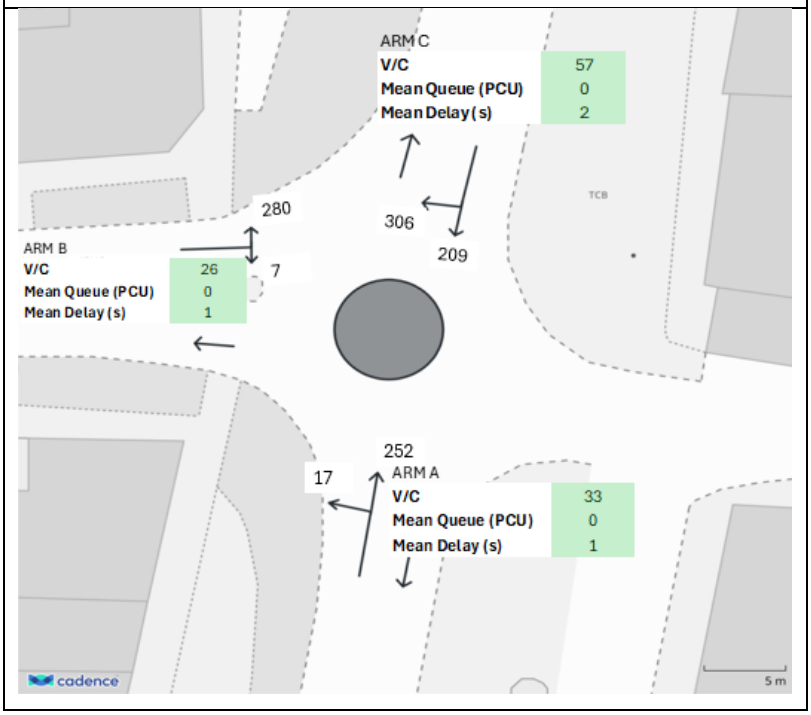
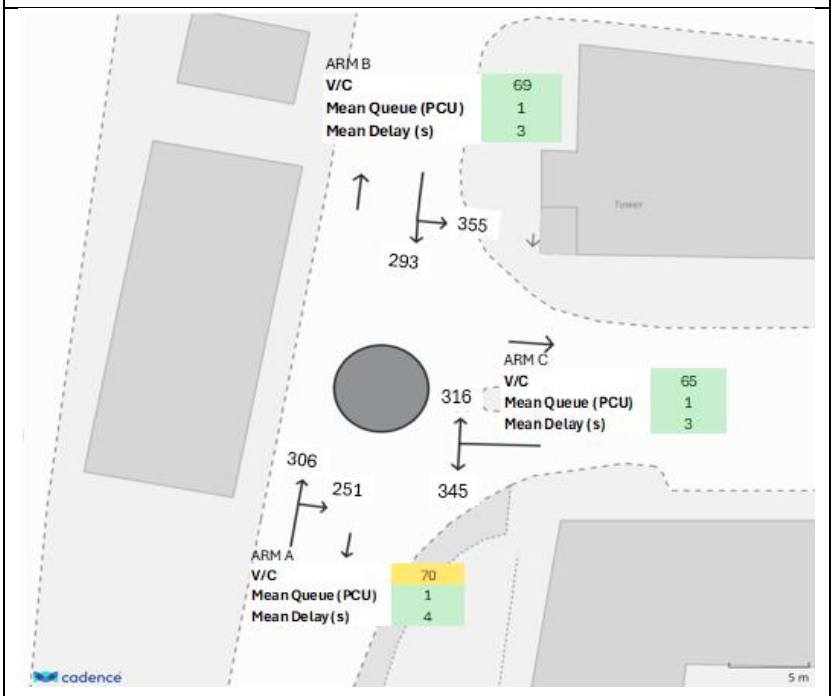


Figure 5-6: DS2 (AM) - Mini-roundabout performance

North Mini Roundabout



South Mini Roundabout

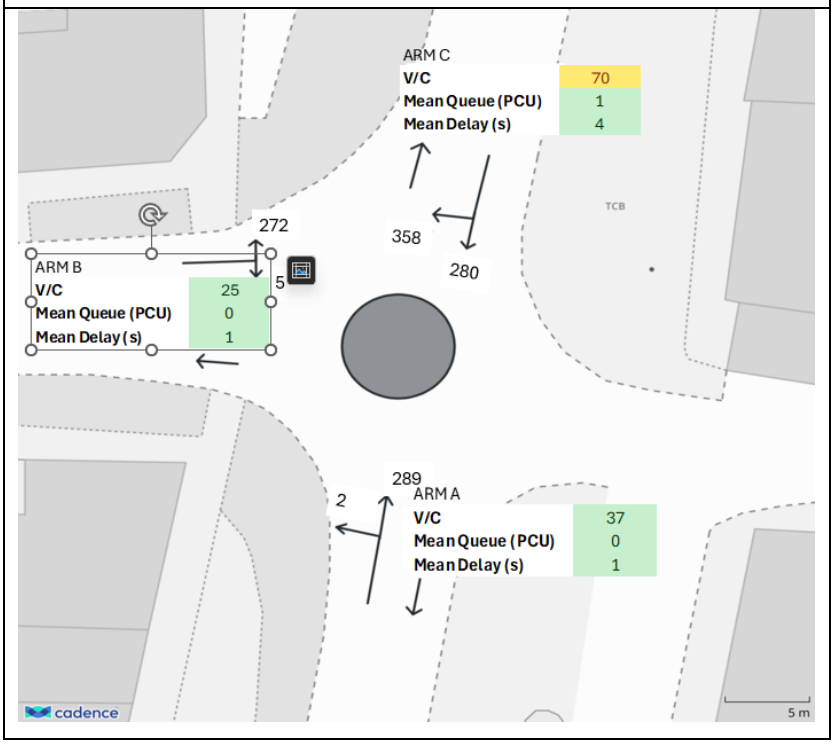
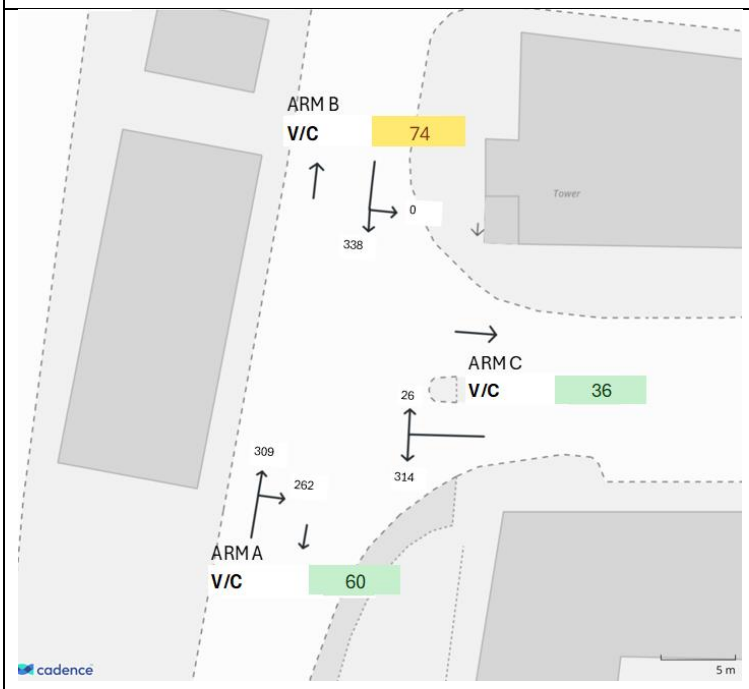


Figure 5-7: DS2 (PM) - Mini-roundabout performance

Figure 5-8 and Figure 5-9 show results for DS3. This includes the full link street as well as replacing the mini roundabouts with priority junctions. V/C is generally good though is moderate on the A429 southbound approach to the northern roundabout. The results

indicate that this new junction alignment is running well and is allowing the free flow of A44 traffic now that more strategic A429 traffic has been re-routed around the link street.

North Mini Roundabout



South Mini Roundabout

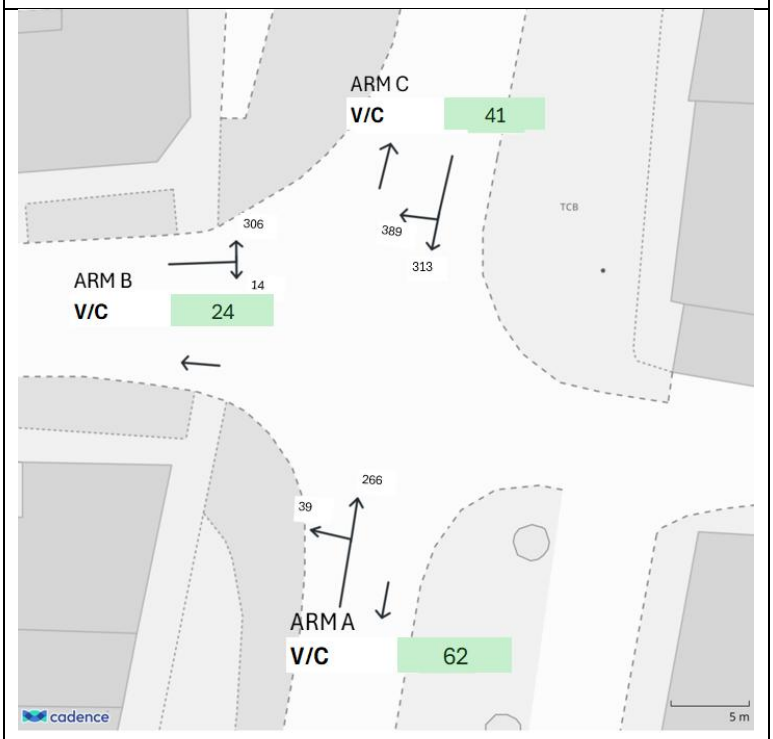
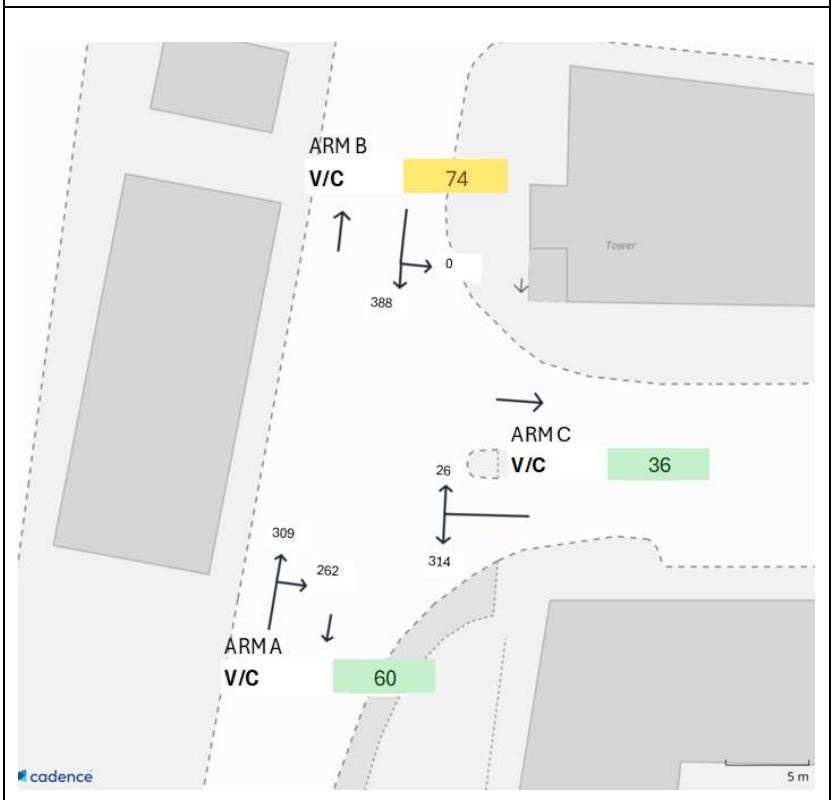


Figure 5-8: DS3 (AM) - Mini-roundabout performance

North Mini Roundabout



South Mini Roundabout

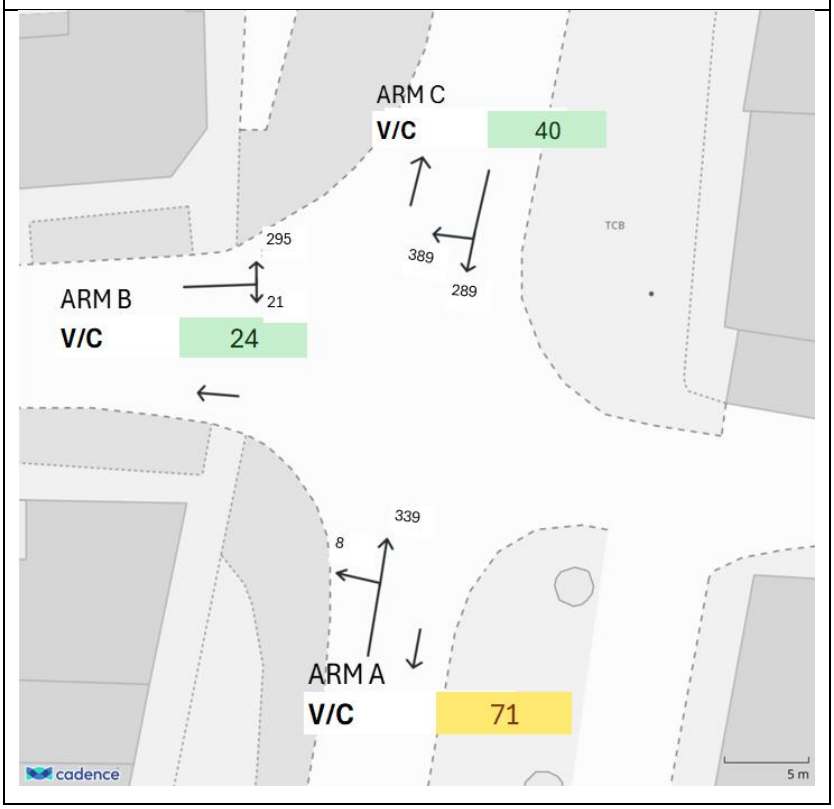


Figure 5-9: DS3 (PM) - Mini-roundabout performance

5.2 Impact on Local Parking

Parking plays a critical role in both the operation of the High Street and the overall performance of the transport network in Moreton-in-Marsh. The evidence presented in Chapter 2 demonstrates that existing parking conditions are already highly constrained and contribute directly to congestion, particularly within the historic core. The modelling results in Chapter 6.1 therefore need to be interpreted alongside these existing conditions to understand how future traffic flows will interact with parking demand, layout and behaviour.

5.2.1 Existing parking constraints and their interaction with traffic flow

The High Street currently operates as a combined traffic corridor and primary town centre parking location. Parking is heavily utilised throughout the working day, with the High Street car park effectively at or near capacity.

This over-capacity condition results in several operational issues which directly affect traffic flow:

- Vehicles circulating on the High Street searching for spaces, increasing traffic volumes and slowing progression for through-traffic.
- Vehicles waiting to enter or exit parking spaces, interrupting through-traffic.
- Physical encroachment into the carriageway where parking bays are undersized, reducing effective road width.
- Informal or ad-hoc parking practices, including footway and verge parking, further constraining movement.

These effects are compounded by the constrained historic street environment, where junction capacity is already limited and there is minimal opportunity to increase carriageway width.

As identified in Chapter 2, parking-related activity is therefore a key contributor to congestion, particularly during inter-peak periods when traffic demand alone would not otherwise suggest severe delay.

5.2.2 Relationship between modelled flows and parking impacts

The modelling results in Section 6.1 show that, under the DS 1 scenario (sustainable and behavioural interventions only), traffic conditions within the High Street remain close to unstable flow conditions, with V/C values of up to 0.89 between the mini-roundabouts and high values on Oxford Street.

Crucially, these strategically modelled results do not explicitly capture the full impact of parking activity (e.g. circulation, manoeuvring delays, or temporary obstructions). As such, the modelled V/C values are likely to underestimate real-world congestion where parking pressure is high. The High Street is therefore likely to continue experiencing frequent stop-start conditions, increased variability in journey times, and periodic queue formation associated with parking manoeuvres and access.

Given the already over-capacity nature of town centre parking, the addition of Local Plan growth without intervention would further intensify parking demand and associated disruption. This reinforces the conclusion that parking activity is a key driver of observed congestion levels.

5.2.3 Impact under south-east link street scenario

The introduction of the south-east link street (DS 2) results in a reduction in traffic flow through the High Street, with V/C values falling to moderate levels (approximately 0.56 between the mini roundabouts).

This reduction in through-traffic has two important implications for parking:

1. **Reduced sensitivity of traffic flow to parking disruption**
   With lower background traffic volumes, the High Street becomes less prone to network-wide instability from localised events such as parking manoeuvres. Queue formation remains possible but is less likely to propagate along the High Street.
2. **Potential increase in parking attractiveness**
   Improved traffic conditions may make the High Street more attractive for short-stay trips, potentially increasing demand for parking unless managed. Without intervention, this could offset some of the operational benefits of reduced through-traffic through increased circulation and manoeuvring activity. This is addressed in part by interventions including Park & Stride, and improved parking plan for the centre.

While the south-east link street improves overall traffic conditions, the persistence of moderate to high V/C values on the High Street indicates that the High Street remains sensitive to disruption. Given existing parking pressures, parking-related activity would continue to influence operational performance.

5.2.4 Impact under full link street scenario

The full link street scenario (DS 3) produces a more substantial reduction in traffic through the town centre, with V/C values falling to low or moderate levels across the High Street and Oxford Street.

This represents a fundamental shift in the function of the High Street; from a strategic through-route carrying significant north–south traffic to a more locally-focused street with reduced strategic demand.

In this context, the relative impact of parking becomes more pronounced in shaping local traffic conditions rather than strategic network performance. Key outcomes include:

- **Greater capacity to accommodate parking activity**
  Lower traffic volumes reduce the likelihood that parking manoeuvres will trigger network-wide delay or blockages between the two junctions.
- **Opportunity for reallocation of road space**
  With reduced through-traffic, there is greater scope to rationalise parking layouts, formalise bays and address issues such as overhang and informal parking, which currently constrain capacity.
- **Improved compatibility between movement and place functions**
  The High Street can better function as a town centre environment where parking, pedestrian activity and local access are prioritised over through-movement.

However, it is important to note that if parking demand remains unmanaged, localised congestion may still occur. Even under lower traffic conditions, high parking utilisation can still generate circulating traffic, short-duration obstructions, and conflicts with pedestrians and cyclists.

5.2.5 Interaction with proposed parking interventions

The behavioural and sustainable intervention package includes the introduction of a Controlled Parking Zone and a Park & Stride facility. These measures are intended to directly address the parking issues outlined above by:

- Reducing long-stay parking on the High Street,
- Increasing turnover of spaces,
- Relocating longer-duration parking away from the town centre,
- Reducing the need for vehicles to circulate in search of spaces.

In combination with the link street scenarios, these interventions are critical to realising the full benefits of reduced through-traffic. Without parking management, improvements in traffic flow could be partially eroded by increased parking demand and associated activity.

5.2.6 Summary

Parking is a key determinant of traffic performance in Moreton-in-Marsh, particularly within the High Street. Existing over-capacity conditions generate significant disruption to traffic flow through circulation, manoeuvring and physical constraints.

The modelling results demonstrate that:

- Under scenarios without a link street, parking pressures will continue to exacerbate unstable traffic conditions.
- The south-east link street reduces traffic volumes but does not eliminate the sensitivity of the network to parking-related disruption.
- The full link street substantially reduces through-traffic, creating an opportunity to improve parking operation and rebalance the High Street towards local access and place-making.

Effective parking management is therefore essential across all scenarios. In particular, the combination of reduced through-traffic and controlled parking measures offers the greatest potential to improve both traffic flow and the overall function of the High Street.

5.3 Impact on Strategic Journey Times & Bus Routes

To assess the scenario impact on network journey times, 10 directed journey time routes were created. These all either start, end or pass through Moreton-in-Marsh and align with local bus services. They all follow the existing A429 through Morton-in-Marsh High Street (even when a link street is modelled) to be consistent and to follow the expected path of a future bus service.

Change in journey time is compared against trigger values derived from Traffic Commissioner guidance for buses which is also utilised as part of the Cotswold Local Plan transport evidence base.

Change in bus route end to end journey times		Impact on bus service vehicles/frequency		
		no frequency change	1 less bus per hour	>2 less buses per hour
0-5 mins	**Low**	Low	Medium	High
5-10 mins	**Medium**	High	High	High
>10 mins	**High**	High	High	High

Table 5-1: Journey time route comparison - time increase (minutes)

Route	From	To	Km	S1-S2 AM	S1-S2 PM	S1-S3 AM	S1-S3 PM
1	Moreton-in-Marsh	Broadway (B4632)	14	0.0	0.0	0.0	-0.2
1	Broadway (B4632)	Moreton-in-Marsh	14	-0.1	0.0	-0.3	-0.1
2	Moreton-in-Marsh	Stow-on-the-Wold	7	1.0	1.0	2.3	1.6
2	Stow-on-the-Wold	Moreton-in-Marsh	7	0.6	0.9	1.8	2.3
3	Moreton-in-Marsh	Chipping Norton	13	0.6	0.7	0.1	-0.2
3	Chipping Norton	Moreton-in-Marsh	13	-0.2	0.5	-1.4	-0.3
4	Moreton-in-Marsh	A429/B4035	8	0.0	0.0	0.3	0.4
4	A429/B4035	Moreton-in-Marsh	8	-0.2	0.0	0.3	0.1
5	Stow-on-the-Wold	A429/B4035(without link)	15	0.7	1.0	2.4	2.9
5	A429/B4035	Stow-on-the-Wold	15	0.9	1.1	2.9	2.1

Table 5-1 shows the time difference in minutes for,

- With no link street (S1) and with a southeast link street (S2)
- With no link street (S1) and with a full link street (S3)

As expected, travel time west along the A44 to Broadway remains unchanged, so does the time travel north to the junction with the B4035 near Shipston-on-Stour. Travel time east along the A44 to Chipping Norton reduces by approximately 0.5 minutes with the southeast

link street though shows a 1.4-minute improvement west bound in the AM period with the full link road. The greatest increase in travel time is to Stow-on-the-Wold with a 0.6-to-1.0-minute increase with the south-east link street though increasing to 1.6 to 2.3 minutes with the full link street. This will be related to the revised priority of the A429 junction with the new link road in S2 and the revised layout for the mini roundabouts in S3.

Whilst general traffic may be able to benefit from the new link street, bus traffic is likely to remain on Roman Road and the High Street to serve Moreton in Marsh. The identified reduction in travel time is less than five minutes and so falls within the low threshold established in the Traffic Commissioner guidance and will be mitigated by an increase in service frequency as proposed as part of the public transport interventions. Neither of the proposed link street options are therefore considered to have an undue detrimental impact on bus service times.

5.4 Interpretation of results

The modelling results provide a consistent and coherent picture of the transport challenges in Moreton-in-Marsh and the relative effectiveness of the tested intervention packages. When considered alongside the existing evidence on traffic behaviour, parking constraints and network characteristics, several key themes emerge regarding network performance, scheme effectiveness and the role of different intervention types.

5.5 Overall network behaviour

Across all scenarios, the results confirm that the existing A429 corridor through the High Street is operating close to, or beyond, its effective capacity under future demand conditions. Under the DS 1 scenario (behavioural and sustainable interventions only), V/C ratios remain within the high to unstable range in the town centre, particularly between the two mini-roundabouts and on the Oxford Street approach.

This indicates that, while demand management and sustainable interventions provide some benefit, they are insufficient in isolation to address the operational issues and constraints of the existing network. The High Street continues to function as both a strategic through-route and a local access corridor, and this dual role leads to inherent conflict between movement and place functions.

Furthermore, it is important to recognise that the strategic model does not explicitly capture localised disruptions such as parking manoeuvres, pedestrian activity or short-duration obstructions. As such, real-world conditions are likely to be worse than the modelled outputs suggest, particularly during peak and inter-peak periods when parking demand is high and space is constrained. For more detailed analysis of these interactions a micro-simulation model would need to be developed.

5.6 Effectiveness of sustainable and behavioural measures

The results demonstrate that sustainable and behavioural interventions play a valuable supporting role in managing demand and encouraging modal shift, but their impact on network performance is incremental rather than transformational. These measures help to reduce traffic growth and provide alternative travel choices, but they do not materially change the underlying capacity limitations of the High Street corridor.

This reinforces the conclusion from Phase 1 that such interventions are most effective when delivered as part of a wider package, rather than as standalone solutions. In particular, their

benefits are maximised when combined with infrastructure that reduces through-traffic and allows the local network to operate more efficiently.

5.7 Impact of the south-east link street

The introduction of the south-east section of the link street (DS 2) represents a step change in network performance. The modelling shows a clear reduction in traffic volumes through the town centre, with V/C ratios falling to moderate levels across key links and improvements in junction performance.

This indicates that the scheme is effective at redistributing local development-related traffic and reducing pressure on the existing High Street corridor. The reduction in traffic volumes also decreases the likelihood of network instability and blocking back between the two mini-roundabouts, which is a key existing issue.

However, the results also show that some constraints remain. Key approaches, particularly Oxford Street and the northern roundabout, continue to operate at relatively high levels of utilisation. This suggests that while the south-east link street addresses a proportion of demand, it does not fully resolve the influence of longer-distance strategic through-traffic, which continues to pass through the town centre.

As a result, the High Street remains sensitive to disruption, and the overall performance of the network is still influenced by localised factors such as parking activity and junction conflicts.

5.8 Impact of the full eastern link street

The full link street (DS 3) delivers the most significant improvement in network performance across all assessed metrics. The modelling shows that V/C ratios across the High Street, Oxford Street and the wider town centre network fall to low or moderate levels, indicating stable operating conditions with a reduced risk of congestion and queue formation.

This reflects a fundamental redistribution of traffic, with a substantial proportion of strategic north–south movements diverted away from the town centre onto the new route. The link street therefore successfully fulfils its role as a strategic route while also serving local development areas.

Importantly, the reduction in through-traffic enables complementary changes to the town centre network, including alterations to junction layouts and the potential reallocation of road space. This allows the High Street to transition from a predominantly traffic-dominated corridor to a more balanced environment that better supports local access, active travel and place-making.

5.9 Junction operation and network resilience

The improvements in link performance are mirrored by improvements in junction operation. Under scenarios without a link street, both mini roundabouts are shown to operate under stress, with high V/C ratios, longer queues and a risk of blocking back between junctions.

The introduction of the south-east link street significantly reduces these issues, improving conditions to good or moderate across all arms.

Under the full link street scenario, the removal or reconfiguration of the mini roundabouts further improves performance, allowing A44 movements to operate more efficiently and reducing conflict with A429 traffic.

These findings highlight the importance of addressing both link capacity and junction design when seeking to improve overall network performance. The results also demonstrate that reducing traffic demand on key corridors enhances network resilience, making the system less sensitive to disruption and more capable of operating reliably under varying conditions.

5.10 Relationship with parking and local conditions

A key insight from the results is the strong interaction between traffic flow and parking conditions in the town centre. Even where modelled traffic volumes fall within acceptable ranges, the presence of high parking demand and associated activity can continue to generate localised congestion and variability in journey times.

This is particularly relevant for scenarios without a full link road, where the High Street remains relatively busy and sensitive to disruption. In these cases, effective parking management is essential to ensure that the benefits of reduced traffic demand are not offset by increased circulation and manoeuvring activity.

Under the full link road scenario, the reduction in through-traffic creates an opportunity to better manage parking and rebalance the street environment. However, without complementary parking interventions, there remains a risk that localised congestion could still occur.

5.11 Implications for scheme development

The modelling results clearly demonstrate that:

- **Infrastructure is required to address structural capacity constraints**, with the link street providing the most effective mechanism for reducing through-traffic.
- **Sustainable and behavioural measures are necessary but not sufficient** on their own and should be delivered alongside infrastructure to maximise their impact.
- **Parking management is a critical component** of any overall strategy and is required across all scenarios to support network performance.
- **The full link** street **option provides the greatest overall benefit**, offering a comprehensive solution that improves traffic flow, enhances network resilience and enables broader placemaking objectives.

Overall, the results support a combined approach that integrates infrastructure provision, demand management and local network interventions. This approach provides the greatest opportunity to address both current and future transport challenges in Moreton-in-Marsh while supporting wider planning and urban design objectives.

6. Stakeholder Engagement

6.1 Gloucestershire County Council

Gloucestershire County Council, as the statutory highway authority for the Cotswold District (including Moreton-in-Marsh) has been engaged as a stakeholder at key stages in this piece of work. They were involved in drafting the original scope of the commission and have been engaged with in the modelling process. This engagement has taken the form of a round table exercises conducted on-line where results of the modelling were shared and discussions about the impact and direction of the work took place.

These discussions helped shape the behavioural and sustainable interventions package, allowing it to better reflect achievable and realistic interventions. Comments regarding the importance of parking availability and access to the centre of Moreton in Marsh helped the development of the parking interventions. These ensure that the town centre businesses are still served by a wide range of high-quality parking locations that encourage access whilst no longer detracting from the through-movement of traffic through the historic centre. Discussions regarding the impact of any potential link street on the flow of buses helped guide the analysis on the impact on strategic journey times. Whilst some routes were shown to be negatively impacted, these are well within the adopted criteria and will be mitigated by an increase in bus frequency as proposed within the interventions.

It is expected that the good working relationship achieved with Gloucestershire County Council will be continued as this work is further progressed.

6.2 Network Rail

Engagement has also been undertaken with Network Rail. Feedback was received via email on 29 February 2024 and 11 February 2026, reiterating earlier comments provided to the project team. Network Rail's comments have focused primarily on design and asset protection considerations associated with the construction of a road bridge over the railway. They noted that, where a new public bridge is proposed, consideration would be given to whether there are opportunities to stop up or divert existing level crossings in the vicinity, subject to feasibility and network requirements.

In addition, it was confirmed that any new bridge would be required to accommodate potential future overhead electrification, requiring a minimum gauge clearance of 5.1 m (from the top of rail to the underside of the bridge structure). Network Rail also advised that, should the scheme progress, a range of legal agreements would be required, and they highlighted potential financial implications associated with land value uplift, particularly where a new bridge facilitates or enhances development opportunities adjacent to the railway. It was also advised that more detailed engineering advice on bridge design and construction methodology would typically require the establishment of an asset protection agreement, which would incur additional costs and would be progressed should the scheme move beyond feasibility stage.

Network Rail confirmed on 11 February 2026 that no further comments were required at this stage beyond those previously provided, noting that their position remains unchanged.

6.3 Environment Agency

Early engagement has been undertaken with the Environment Agency (EA) to support the development of the feasibility study and to understand potential environmental considerations associated with the proposed link road.

An initial discussion was held via Microsoft Teams on 20 February 2026, involving representatives from the Environment Agency, Cotswold District Council, and the project team. The purpose of the meeting was to provide a high-level overview of the proposed scheme and to enable the Environment Agency to outline potential requirements and considerations at this early stage.

During the discussion, it was made clear that the project is at an initial design stage, which was acknowledged by the Environment Agency. They expressed their willingness to engage as the project develops.

Initial observations raised by the Environment Agency included flood risk and scour around river crossing, and the potential for PFAS risk at Fire College. These matters have been noted as key environmental considerations and will be subject to further assessment and consultation as the design is progressed beyond feasibility stage.

7. Conclusions

This initial feasibility study has assessed a range of infrastructure, behavioural and sustainable transport interventions to address existing and future transport challenges in Moreton-in-Marsh, associated with Local Plan growth and increasing strategic traffic demand.

It should be noted that this study does not in itself confirm if the land is available, it simply tests the feasibility of the most promising options, should it come forward in the future, any scheme would need to be subject to more detailed work.

7.1 Key findings

The analysis confirms that the current highway network, particularly the A429 corridor through the High Street and its two mini-roundabouts, is operating close to capacity under present conditions and is forecast to experience significant deterioration without intervention. Strategic north–south through-traffic, combined with constrained junction geometry and high levels of parking activity, creates a network that is highly sensitive to disruption and prone to congestion.

Sustainable and behavioural interventions, including parking controls, active travel improvements and public transport enhancements, provide important supporting benefits. These measures help to manage demand, encourage modal shift and improve local accessibility. However, the modelling demonstrates that, in isolation, they are not sufficient to address the underlying structural capacity constraints of the network.

7.2 Performance of link road options

The introduction of new infrastructure in the form of a link street provides a step change in network performance by redistributing traffic away from the historic town centre.

- **South-east link** street
  The south-east link street delivers a significant improvement in traffic conditions, reducing volumes through the High Street and improving junction performance at the mini-roundabouts. V/C ratios fall to more moderate and acceptable levels, reducing the likelihood of queuing and blocking back between junctions. While some constraints remain, particularly on key approaches such as Oxford Street, overall network performance is substantially improved, and the risk of severe congestion is reduced.
- **Full eastern link road**
  The full link street option provides the greatest overall benefit in transport terms. It results in a fundamental redistribution of strategic north–south traffic, with significant reductions in flow through the town centre. This leads to stable operating conditions across the network, improved junction performance and enhanced opportunities to rebalance the High Street towards local access, active travel and place-making.

7.3 Balance of performance and deliverability

While the full link street delivers the best network performance, it is also the most complex and costly option. The route length and requirement to cross key physical constraints such

as the railway and River Evenlode mean that the full scheme is likely to present significant challenges in terms of cost, deliverability and funding.

In contrast, the south-east link road represents a more proportionate intervention which would directly serve the proposed development sites. It achieves a large proportion of the transport benefits associated with the full link street, particularly in terms of relieving pressure on the town centre and improving network resilience, while being shorter and more likely to be deliverable within realistic funding constraints.

7.4 Role of complementary measures

Across all scenarios, the importance of complementary interventions is clear. In particular:

- **Parking management** is essential to address the significant impact of parking activity on High Street operation and to ensure that improvements in traffic flow are not offset by circulation and manoeuvring.
- **Active travel and public transport enhancements** are important in supporting mode shift and improving accessibility for residents, particularly in the context of planned housing growth.
- **Town centre interventions** become increasingly viable where traffic volumes are reduced, enabling improvements to public realm, safety and overall town centre function.

7.5 Implications for Local Parking

Parking is a key factor influencing both traffic conditions and the operation of the High Street in Moreton-in-Marsh. The analysis undertaken as part of this study demonstrates that the interaction between parking demand and traffic flow remains important across all scenarios, although the nature of this interaction changes significantly depending on the level of infrastructure intervention provided.

Under DS1 (Sustainable and Behavioural Measures Only), the High Street continues to operate under high levels of traffic demand and remains highly sensitive to parking-related disruption. Vehicles searching for spaces, waiting to manoeuvre into bays, or emerging from parking spaces would continue to have a disproportionate impact on traffic flow. Given the constrained nature of the High Street and the existing over-capacity parking conditions, parking activity would remain a significant contributor to congestion and journey time variability. Parking management measures would therefore be essential simply to maintain acceptable operating conditions.

Under DS2 (South-East Link Street), reduced through-traffic lowers the sensitivity of the network to parking-related disruption. Parking manoeuvres and circulation traffic would still affect conditions on the High Street, but the risk of these impacts escalating into broader network-wide congestion would be significantly reduced. Improved traffic conditions may also increase the attractiveness of the High Street as a destination, potentially placing additional pressure on parking demand which may be helped by appropriate parking management measures and the provision of alternative parking facilities such as the Transport Hub and potential Park & Stride.

Under DS3 (with the full eastern link street), the reduction in strategic through-traffic fundamentally changes the relationship between parking and traffic flow. The High Street becomes considerably less sensitive to parking activity, as lower traffic volumes mean that

parking manoeuvres are less likely to create significant delay or network disruption. At the same time, the reduced traffic environment creates opportunities to improve the quality and operation of town centre parking through formalised layouts, better management and public realm enhancements. The attractiveness of the High Street as a local destination is also likely to increase, supporting local businesses and town centre vitality whilst reducing the adverse transport consequences associated with parking demand.The link street options provide a substantial improvement, whilst the sustainable and behavioural measures alone are unlikely to adequately address existing parking-related traffic issues.

7.6 Implications for Local Plan Housing Delivery

A critical component of this study is to understand the extent to which the transport network can support the scale and distribution of housing growth proposed within the Local Plan. The modelling scenarios (DS1, DS2 and DS3) provide a clear indication of the relationship between infrastructure provision and the level of development that can be accommodated without resulting in unacceptable transport impacts.

Do Something 1 (DS1)– Sustainable and Behavioural Interventions Only (1,500 dwellings)
Under Scenario DS1, development is limited to 1,500 dwellings, primarily associated with sites B, C and a reduced proportion of Site D, with no allocation at Site A. The modelling results demonstrate that, even at this reduced level of growth, the network continues to operate under high to unstable conditions within the town centre, particularly along the High Street corridor and at the northern mini-roundabout. The strategic nature of the model is expected to underestimate issues related to blocking back and parking related problems in the town centre. This indicates that the existing network, even when supported by sustainable and behavioural interventions, has limited capacity to accommodate further growth at this scale. As such, DS1 is somewhat beyond the upper bound of development that could be supported without new infrastructure and would likely constrain Local Plan ambitions both in terms of scale and spatial distribution.

Do Something 2 (DS2) – South-East Link Street(1,962 dwellings)
Scenario DS2 increases development capacity to 1,962 dwellings, incorporating additional growth at Site D while still excluding Site A.
The introduction of the south-east link street significantly improves network performance, reducing traffic volumes through the town centre and bringing most links and junctions into moderate and stable operating conditions. This demonstrates that the south-east link street enables a meaningful uplift in housing delivery, allowing a broader range of Local Plan allocations to come forward while maintaining acceptable network performance. However, the persistence of some higher stress locations (notably Oxford Street and the northern roundabout) indicates that this scenario does not fully mitigate the influence of strategic through-traffic. As a result, further large-scale expansion beyond this level of growth would likely reintroduce network instability.

From a planning perspective, DS2 therefore represents a balanced and deliverable scenario, supporting a substantial proportion of the Local Plan housing requirement while remaining proportionate in terms of infrastructure cost and complexity. It enables delivery of multiple sites (B, C and D) with improved accessibility and reduced impact on the historic core.

Do Something 3 (DS3) – Full Eastern Link Street (3,100 dwellings)
Scenario DS3 accommodates the full tested development quantum of 3,100 dwellings, including the introduction of Site A alongside Sites B, C and D.

The full eastern link street delivers a step change in network performance, diverting a significant proportion of strategic traffic away from the High Street and resulting in low to moderate V/C ratios across the network. This creates a stable transport environment capable of supporting the full scale of Local Plan growth tested, including more peripheral or larger strategic allocations such as Site A. Importantly, this scenario also enables a redefinition of the High Street's role, allowing it to function more effectively as a local access and place-based environment rather than a strategic corridor. This has wider benefits for urban design, active travel and town centre vitality, alongside the capacity to support higher levels of development. As a result, this option should continue to be explored beyond the plan period, with safeguarding for an efficient route for this section

On this basis, while the full link street provides the greatest flexibility for accommodating long-term housing growth, the south-east link street offers a proportionate and pragmatic solution, enabling a substantial level of development consistent with Local Plan objectives while maintaining deliverability in terms of cost and environmental constraints.

7.7 Scenario Comparison

A complete comparison overview for the tested scenarios is presented in Table 7-1.

Table 7-1: Scenario comparison overview

Assessment Area	DS1 – Sustainable & Behavioural Measures Only	DS2 – South-East Link Street	DS3 – Full Eastern Link Street
Development Capacity Tested	1,500 dwellings	1,962 dwellings	3,100 dwellings
Traffic Relief in Town Centre	Limited improvement. High Street and northern mini-roundabout remain under significant pressure.	Significant improvement. Considerable reduction in traffic through the town centre.	Significant improvement. Strategic traffic largely diverted away from the High Street.
High Street Operation	Remains close to unstable conditions and sensitive to disruption.	Operates well under moderate conditions.	Operates under low to moderate stress with substantially improved conditions.
Mini-Roundabout Performance	High V/C and queueing risk remains, particularly at the northern roundabout.	Significant improvement with shorter queues and better operation.	Traffic reduction enables alternative junction arrangements and improved operation.

Assessment Area	DS1 – Sustainable & Behavioural Measures Only	DS2 – South-East Link Street	DS3 – Full Eastern Link Street
Accommodation of Strategic Through-Traffic	No change. Strategic traffic continues through the town centre.	Some benefit. Some locally generated traffic diverted	Strong benefit. Provides an alternative route for strategic north-south traffic.
Support for Local Plan Growth	Limited. Performance suggests this scenario is beyond, or very close to, the practical limit of development without new highway infrastructure.	Good. Supports a meaningful increase in housing growth while maintaining acceptable network performance.	Good. Supports the full scale of growth tested within the study.
Impact on Parking & High Street Function	Existing parking issues remain a significant source of congestion and operational instability.	Parking-related impacts reduced but remain an influence on network performance.	Opportunity to improve parking management, public realm and High Street function through reduced through-traffic.
Town Centre Placemaking Opportunities	Limited opportunities due to continued traffic volumes.	Some opportunities for improvement as traffic volumes reduce.	More opportunities for public realm enhancement, active travel and town centre renewal.
Relative Cost	Low	Medium	High
Relative Delivery Complexity	Low	Medium	High
Key Advantages	Lowest cost; quickest to implement; supports sustainable travel objectives.	Delivers substantial transport benefits; supports additional housing growth; more proportionate	Greatest transport benefits; accommodates highest growth; transforms town centre conditions;

Assessment Area	DS1 – Sustainable & Behavioural Measures Only	DS2 – South-East Link Street	DS3 – Full Eastern Link Street
		and deliverable than the full route.	provides long-term strategic solution.
Key Disadvantages	Does not adequately resolve existing capacity issues; limited growth potential.	Does not fully remove strategic traffic from the town centre.	Highest cost; greatest environmental, engineering and delivery challenges; longer implementation timescale.
Overall Assessment	Insufficient as a standalone solution.	Balanced and pragmatic option for the Local Plan period.	Long-term transport solution for Moreton-in-Marsh.

8. Overall conclusion

The study demonstrates that a combined approach is required to address both current and future transport challenges in Moreton-in-Marsh. Sustainable and behavioural measures alone are not sufficient, and some form of infrastructure intervention is required to reduce through-traffic and improve network performance.

The full eastern link street provides the most comprehensive transport solution and delivers the highest level of network benefit. However, when considering cost, complexity and deliverability alongside transport performance within the Local Plan period to 2043, the south-east link street represents a balanced and pragmatic option.

On this basis, the south-east link street, supported by a package of parking, active travel and public transport interventions, is considered to provide an acceptable and realistic solution to the town's immediate transport challenges, while retaining the potential for the full eastern link street should additional funding or requirements emerge.

Appendix A – Link Street Cost Estimate

The cost estimates presented in this appendix have been prepared solely for the purposes of this initial feasibility study and are intended to provide an indication of the potential order-of-magnitude costs associated with the proposed interventions. The estimates have been developed using the information available at the time of assessment and are based on concept-level designs only.

The estimates should therefore be considered indicative and suitable only for strategic comparison of options. As the scheme progresses through subsequent stages of design and development, further engineering, environmental, land, utility and stakeholder information will become available which may materially affect the anticipated costs.

Consequently, the estimates presented are intended to inform strategic decision-making and support comparison of the relative affordability and deliverability of the scenarios tested within this study.

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COTSWOLD DC LOCAL CONCEPT DESIGN – MORETON IN MARSH LINK ROAD
MORETON-IN MARSH LINK ROAD

Order of Cost Estimate Nr 2.02

for

Cotswold District Council

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Version	Date	Author	Comments
2.02	12/06/2026	A.Halcarz	Full cost and credits page updated.

Agreement for cost provisions for the following key items to be discussed

Archaeology Works
Flood Mitigation Costs
BNG Works
Accommodation works to Sewage Treatment Works
Cycle Priority Roundabouts
Advice on bridge structure spans to be provide by TTC
Volume of fill material for bridge approaches
Land cost calculation to be agreed

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Cotswold District Council

DOCUMENT REF

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PROJECT MANAGEMENT

DOCUMENT CONTROL

QMS CHECKS & APPROVAL

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Prepared By	Andy Holcarz	
Comp Checked By	Callum Donoghue	
Authorised By	Tom Mascari	

REVISION HISTORY

Date	Version	Status	Prepared By	Issued To	Date of Issue
10.3.26	1	Draft	Andrew Holcarz	Karl Jarvis / Edward Whittaker	10.3.26
27.4.26	1.01	Draft	Andrew Holcarz	Karl Jarvis / Edward Whittaker	28.4.26
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12.6.25	2.02	Draft	Andrew Holcarz	Allan Keller	12.6.26

Moreton in Marsh - Cost Plan Nr 2.02.xlsx MPA2.52/RevC

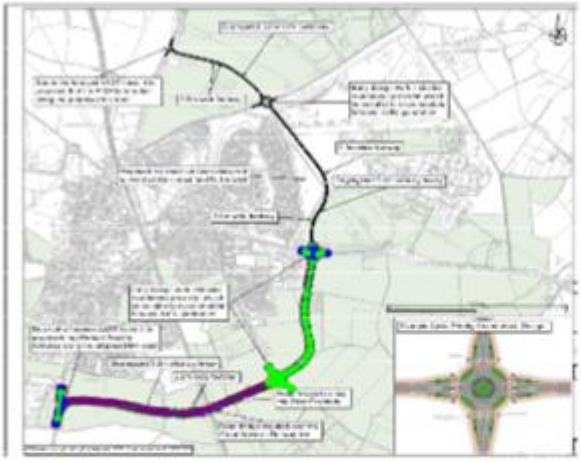
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Order of Cost Estimate Nr 2.02
12/06/2026

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SECTION 1: INTRODUCTION

The following order of cost estimate has been produced for a proposed new link road around Moreton in Marsh in the Cotswolds. The objective of the scheme is to provide mitigation for the existing highway network in Moreton and to cater for future residential development traffic generation that is expected for the area. The scheme totals 4.6km incorporating two bridge structures (over the great western railway and River Evenlode). The scheme has 5nr intervention with the existing highway network and a section of road through the fire college. The scheme has been split into two main sections noted below:

South Eastern Link (2,671m)



Northern Link - 1967m



Please note that costs have been produced with no engineering input and therefore costs should be considered as high level order of cost only. All assumptions have been documented below which have been based our previous experience of similar schemes. Please note any changes to the assumptions below may have a significant impact on the cost plan total. We would recommend that all cost assumptions are confirmed by the engineering team as part of this process.

COTSWOLD DC LOCAL CONCEPT DESIGN – MORETON IN MARSH LINK ROAD
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Viability Cost Assumptions

Bentley have priced the scheme based on experience of the likely costs for the construction of a scheme of this complexity and scale. The costs then include a deduction for a standard residential estate road at 5.5m wide and 2m footpath each side for the majority of the road length leaving a remaining cost which is considered extra over from a standard residential estate road. This is deduction is made on the basis that the road has direct frontage development.

A section of 602m of road along the Northern Section (highlight in green above) is included at full cost as it is not considered that residential development will be required adjacent to the highway within this area.

The extra over costs included in this cost plan will therefore capture:

a) New structures required over rail and water.
b) Extra over costs to reflect releatic site conditions which should be included for budget purposes at this stage (e.g. abnormal earthworks, capping to roads
c) Extra over costs to reflect enhanced specification likely to be required on the project (e.g increase road thickness)

SECTION 2 : EXCLUSIONS

The following exclusions should be noted: -

1 - Costs associated if delays in obtaining a planning consent
2 - Disposal of material non-hazardous or contaminated material off site
3 - Foul water drainage works
4 - Commuted Sum and Maintenance Costs (beyond 5% allowance)
5 - Ecological mitigation works (beyond allowances)
6 - Archaeological mitigation works (beyond allowances)
7 - Utility diversions and trenches etc (beyond allowances)
8 - Off site utility reinforcements
9 - Drainage diversions
10 - Dealing with high water table
11 - Client Contingencies
12 - VAT (including any non-recoverable VAT)
13 - Compensation associated with working on 3rd party land
14 - Financing and Interest
15 - Legal Costs
16 - S106 obligations/contributions
17 - Ground stabilisation and other remediation works
18 - Contamination to ground water
19 - Dealing with ground gases
20 - Flood mitigation measures
21 - Optimism Bias
22 - Adoption and preadoption costs
23 - Invasive species
24 - Dealing with historic mine workings
25 - Traffic Signals
26 - Allowance for further works to accommodate private development
27 - Large volumes of surplus topsoil/subsoil off-site (beyond allowances)
28 - Pumping to surface water
29 - Electronic Signage / Comms
30 - Further off-site junction improvements
31 - Framework fees (8.5% OH&P included)
32 - Part 1 Claims
33 - Inflation
34 - Major Road Diversions

35 - Accommodation works to the sewage treatment works.
36 - Landscape Maintenance Costs
37 - Impact of adjacent SSSI site
38 - Remedial works to the fire service college land to facilate highway works (including removal of existing hardstanding)
39 - Historic Costs and Spend to Date

SECTION 3 : ASSUMPTIONS
The following assumptions should be noted: -

100 Prelims
Main Contractor Prelims have been based benchmarked data from other similar public sector schemes.
Provision has been included for a haul route to be constructed alongside the main carriageway. It has been assumed that the Haul Route can remain in-situ and re-used for permanent construction (e.g. beneath the 5m wide footpath).

Specific Prelims also as follows have been included in the cost plan: -

1) Temporary Works Budget
2) Traffic Management Budget

200 Site Clearance
The Cost Plan includes for specific site clearance items along the route as follows: -
1) General site clearance across the whole site
2) Demolition for small farm building.

300 Fencing
An allowance for 551m of acoustic fencing has been included along link A only. No design input has been provided to confirm the extent of acoustic fencing on the scheme and therefore this is an allowance only.

It is assumed that highway fencing is not required due to the nature of the road construction.

500 Drainage
Drainage costs have been benchmarked against other similar schemes. It is assumed that no below ground storm water attenuation will be required.

600 Earthworks
It has been agreed that a 430mm thick capping layer should be included. It has been assumed that this is imported material.

No engineering input the earthwork costs should be considered as high level provisional sum item only.
Topsoil assumed to be excavated across the site at a depth of 300mm.
It has been assumed that 50% will be retained on-site with the balance disposed off as inert material.
Subsoil quantities allow for excavation to the depth of the road depth (740mm) which is assumed to be taken off-site. A further cut of 2m of the red-line area (for 50% of the site) is assumed which is then disposed on-site.

As noted the earthworks costs will be provisional until the Engineer provides high level cut/fill volumes for the site.

700 Pavements
Costs are based 250mm thick sub-base.
Road construction based on 260mm base course, 65mm binder and 35mm surface course.
Roads are assumed 6.4m wide.

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1100 Kerbs, Footpaths and Paved Areas
All areas of the highway include a 2m footpath both sides and 3m cycleway.
No allowance has been included for PROW.
No allowance has been included for the cycle priority roundabouts shown in the Design Concept Presentation.

1200 Road Markings & Signage
Road markings / signs are based on benchmarked costs from other schemes at this stage.
Consequential signage - This is currently excluded from the costs.

1300 Street Lighting
It is assumed that the full length of the carriageway will have the provision of street lighting, at 30m intervals both sides.
It is assumed that the 5m wide cycleway/pedestrian footway will not required a separate lighting system.

2500 Structures
The project includes 2nr structures as follows: -

Rail Crossing Rail Line: Assumed span 42m x 13.4m
Bridge over River Evenlode: Assumed span: 13m x 13.4m

No bridge span information was provided at this stage therefore bridge spans have been assumed. Bentley have included an allowance based on the approx crossing length, however, this should not be relied upon for an accurate cost plan. It is recommend that this is firm up with an Engineers assessment.

2700 Provisional Sums
The following provisional sums have included in the cost plan should be discussed in further detail in order assess if the values included are suitable for the project:

1. £1,300,000 for archaeology works
2. £360,000 for Ecology Mitigation works.
3. £2,500,000 for Land Costs (including compensation costs)
4. £2,500,000 Stats Diversions

We would note that the above costs could vary significantly and should be noted in future risk strategies. These should be considered high level allowances only at this stage.

3000 Landscaping Works
£650k budget allowance has been included for Landscaping.
Future maintenance costs have been excluded form the cost plan.
An allowance for Ecological mitigation works has been included as a provisional sum of £500k. No ecological classification works have been undertaken to date but mitigation works are excepted.

General Assumptions

1 - An allowance for Early Contractor Involvement (ECI) has been included at 3% of the works value.
2 - Overhead and Profit has been included at 8.5% of the total works value.
3 - It should be noted that Land Costs are extremely approximate at this stage and should be reviewed by a qualified Land Surveyor. Bentley have included an allowance based on a similar recent scheme. We would recommend that specialist advise is taken to provide a more accurate representation.
4 - Historic spend has been excluded.

5 - At present risk is included at 25% allowances on all costs. Bentley would recommend that a Quantified Risk Assessment is undertaken to provide a more scientific approach to measuring risk provisions on the project.

6 - Inflation is currently excluded from the cost plan.

SECTION 4: RISKS AND OPPORTUNITIES

1 Risks:
- Impact of the ground investigation report / ground conditions
- Design development and scope
- Earthworks quantities / Earthworks Strategy
- Utility diversions
- Potential for existing utilities at the bottom of the canals.
- Extent of landscaping / biodiversity obligations
- Flood mitigation measures
- Archaeology costs
- Extent of bridge structures

2 Opportunities:
- Further utilisation of the A44 highway Network

SECTION 5: COST BASIS / DESIGN INFORMATION

The Cost Plan has been prepared on using the following information:

ITC

211461-201 MiM Link Road Concept Design

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Order of Cost Estimate Nr 2.02
Jun-26
PROJECT SUMMARY

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FUNCTION SUMMARY

Job Name	: COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Job Location	: Moreton in Marsh
Client	: Cotswold District Council
Cost Base Date	: 1Q-26
Length of proposed road (m) - LINK A	: 2,671
Length of proposed road (m) - LINK B	: 1,967
Total Road Length (m)	: 4,638

DESCRIPTION OF THE WORKS	TOTAL	SOUTHERN ROAD	NORTHERN ROAD	
	£	£	£	
				Comments
- CONSTRUCTION COSTS	28,712,312	19,243,758	9,468,554	
CONSTRUCTION VALUE (INCLUDING OH&P AND ECI)	**28,712,312**	**19,243,758**	**9,468,554**	
OTHER DEVELOPMENTS				
- LAND COSTS /COMPENSATION PAYMENT (Provisional Sum)	2,500,000	1,439,737	1,060,263	
- LEGAL FEES	500,000	287,947	212,053	
- STATS DIVERSIONS (PROVISIONAL SUM)	2,000,000	1,151,790	848,210	
- PART 1 CLAIMS	1,000,000	575,895	424,105	
			-	
PROFESSIONAL FEES			-	
- PROFESSIONAL FEES BUDGET	7,178,078	4,810,940	2,367,138	Including planning, design, land agent, business case, Project Management, Cost Consultant, Supervision etc
- PUBLIC INQUIRY	500,000	287,947	212,053	
- NATIONAL HIGHWAYS - BONDS, SUPERVISION, INSPECTIONS FEES AND COMMUTED SUM	Excluded	Excluded	Excluded	
- NETWORK RAIL COSTS	1,200,000	1,200,000	-	
- SURVEYS/ENABLING WORKS	Included	Included	Included	
- LOCAL AUTHORITY COMMUTED SUMS & MAINTENANCE	1,435,616	962,188	473,428	
			-	
RISK				
- RISK ALLOWANCE: 25% ALLOWANCE (PERCENTAGE BASED ONLY AT THIS STAGE)	11,256,501	7,490,050	3,766,451	
- OPTIMISM BIAS	Excluded	Excluded	Excluded	
TOTAL INCLUDING OTHER DEVELOPMENT COSTS, FEES, RISK	**56,282,506**	**37,450,252**	**18,832,255**	
INFLATION				
- INFLATION	Excluded	Excluded	Excluded	
SPEND TO DATE				
- HISTORIC SPEND TO DATE	Excluded	Excluded	Excluded	
GRAND TOTAL	**56,282,506**	**37,450,252**	**18,832,255**	

**Note: All figures exclude VAT.*

COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Order of Cost Estimate Nr 2.02
Jun-26
PROJECT SUMMARY

BENTLEY

FUNCTION SUMMARY

Job Name	: COTSWOLD DC LOCAL CONCEPT DESIGN - MORETON IN MARSH LINK ROAD
Job Location	: Moreton in Marsh
Client	: Cotswold District Council
Cost Base Date	: 1Q-26
Length of proposed road (m) - LINK A	: 2,671
Length of proposed road (m) - LINK B	: 1,967
Total Road Length (m)	: 4,638

DESCRIPTION OF THE WORKS	COST A & B					COST A (INCLUDING DEDUCTION FOR STANDARD RESIDENTIAL CREDIT)					COST B (INCLUDING DEDUCTION FOR STANDARD RESIDENTIAL CREDIT)					
	TOTAL					SOUTH EASTERN (2671M)					NORTHERN ROAD (1967m)					
	£	£/m	%	%	%	£	£/m	%	%	%	£	£/m	%	%	%	
			Fees	Construction (excluding risk & inflation)	Development			Fees	Construction (excluding risk & inflation)	Development			Fees	Construction (excluding risk & inflation)	Development	Comments
PRELIMS																
100 PRELIMINARIES	7,128,251	1,537	-	25%	13%	4,512,319	1,689	-	23%	12%	2,615,932	1,330	-	28%	14%	The prelims allowance covers main contractor running costs only; specific prelims such as traffic management, haul route, temporary works have been excluded.
MEASURED WORKS												-				
200 SITE CLEARANCE	198,666	43	-	1%	0%	126,744	47	-	1%	0%	71,922	37	-	1%	0%	-
300 FENCING	182,240	39	-	1%	0%	157,240	59	-	1%	0%	25,000	13	-	0%	0%	-
400 ROAD RESTRAINT SYSTEMS	160,428	35	-	1%	0%	96,257	36	-	1%	0%	64,171	33	-	1%	0%	-
500 DRAINAGE & SERVICE DUCTS	3,331,800	718	-	12%	6%	1,779,022	666	-	9%	5%	1,552,778	789	-	16%	8%	-
600 EARTHWORKS	2,760,110	595	-	10%	5%	1,606,893	602	-	8%	4%	1,153,217	586	-	12%	6%	-
700 PAVEMENTS	1,719,088	371	-	6%	3%	854,231	320	-	4%	2%	864,856	440	-	9%	5%	-
1100 KERBS, FOOTWAYS & PAVED AREAS	1,415,565	305	-	5%	3%	665,493	249	-	3%	2%	750,072	381	-	8%	4%	-
1200 TRAFFIC SIGNS AND ROAD MARKINGS	122,270	26	-	0%	0%	66,775	25	-	0%	0%	55,495	28	-	1%	0%	-
1300 ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS	50,944	11	-	0%	0%	-	-	-	0%	0%	50,944	26	-	1%	0%	-
1400 ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	344,553	74	-	1%	1%	119,640	45	-	1%	0%	224,913	114	-	2%	1%	-
2500 SPECIAL STRUCTURES	5,818,280	1,254	-	20%	10%	5,818,280	2,178	-	30%	16%	-	-	-	0%	0%	-
2700 ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COST ITEMS	1,450,000	313	-	5%	3%	835,047	313	-	4%	2%	614,953	313	-	6%	3%	-
3000 LANDSCAPE AND ECOLOGY	1,010,000	218	-	4%	2%	581,654	218	-	3%	2%	428,346	218	-	5%	2%	-
WORKS TOTAL	**25,692,194**	**5,539**	**-**	**89%**	**46%**	**17,219,595**	**6,447**	**-**	**89%**	**46%**	**8,472,600**	**4,307**	**-**	**89%**	**45%**	
CONTRACTOR OVERHEADS																
- MAIN CONTRACTOR'S - PRE-CONTRACT ECI Fee; 3%	770,766	166	-	3%	1%	516,588	193	-	3%	1%	254,178	129	-	3%	1%	Based on 3% ECI
- MAIN CONTRACTOR'S OVERHEADS & PROFIT: FEE @ 8.5%	2,249,352	485	-	8%	4%	1,507,576	564	-	8%	4%	741,776	377	-	8%	4%	Based on 8.5% of all construction costs
CONSTRUCTION VALUE (INCLUDING OH&P AND ECI)	**28,712,312**	**6,191**	**-**	**100%**	**51%**	**19,243,758**	**7,205**	**-**	**100%**	**51%**	**9,468,554**	**4,814**	**-**	**100%**	**50%**	
OTHER DEVELOPMENTS																
- LAND COSTS /COMPENSATION PAYMENT (Provisional Sum)	2,500,000	539	-	-	4%	1,439,737	539	-	-	4%	1,060,263	539	-	-	6%	
- LEGAL FEES	500,000	108	-	-	1%	287,947	108	-	-	1%	212,053	108	-	-	1%	
- STATS DIVERSIONS (PROVISIONAL SUM)	2,000,000	431	-	-	4%	1,151,790	431	-	-	3%	848,210	431	-	-	5%	
- PART 1 CLAIMS	1,000,000	216	-	-	2%	575,895	216	-	-	2%	424,105	216	-	-	2%	
PROFESSIONAL FEES																
- PROFESSIONAL FEES BUDGET	7,178,078	1,548	13%	-	13%	4,810,940	1,801	13%	-	13%	2,367,138	1,203	13%	-	13%	Including planning, design, land agent, business case, Project Management, Cost Consultant, Supervision etc
- PUBLIC INQUIRY	500,000	108	1%	-	1%	287,947	108	1%	-	1%	212,053	108	1%	-	1%	
- NATIONAL HIGHWAYS - BONDS, SUPERVISION, INSPECTIONS FEES AND COMMUTED SUM	Excluded	-	-	-		Excluded	-	-	-		Excluded	-	-	-		
- NETWORK RAIL COSTS	1,200,000	259	2%	-	2%	1,200,000	449	3%	-	3%	-	-	0%	-	0%	
- SURVEYS/ENABLING WORKS	Included	-	-	-		Included	-	-	-		Included	-	-	-		
- LOCAL AUTHORITY COMMUTED SUMS & MAINTENANCE	1,435,616	310	3%	-	3%	962,188	360	3%	-	3%	473,428	241	3%	-	3%	
RISK																
- RISK ALLOWANCE: 25% ALLOWANCE (PERCENTAGE BASED ONLY AT THIS STAGE)	11,256,501	2,427	20%	-	20%	7,490,050	2,804	20%	-	20%	3,766,451	1,915	20%	-	20%	
- OPTIMISM BIAS	Excluded	-	-	-	-	Excluded	-	-	-	-	Excluded	-	-	-	-	
TOTAL INCLUDING OTHER DEVELOPMENT COSTS, FEES, RISK	**56,282,506**	**12,135**	**38%**	**n/a**	**100%**	**37,450,252**	**14,021**	**39%**	**n/a**	**100%**	**18,832,255**	**9,574**	**36%**	**n/a**	**100%**	
INFLATION																
- INFLATION	Excluded	-	-	-	-	Excluded	-	-	-	-	Excluded	-	-	-	-	
SPEND TO DATE																
- HISTORIC SPEND TO DATE	Excluded	-	-	-	-	Excluded	-	-	-	-	Excluded	-	-	-	-	
GRAND TOTAL	**56,282,506**	**12,135**	**38%**	**n/a**	**100%**	**37,450,252**	**14,021**	**39%**	**n/a**	**100%**	**18,832,255**	**9,574**	**36%**	**n/a**	**100%**	

*Note: All figures exclude VAT.

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Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
100 PRELIMINARIES													
General Contractor Preliminaries: based on benchmark data													
Management and Staff; labour, security, transport, site accommodation, running costs, employers facilities, living accomodation, sub-contractor attendance, testing	1	Item	4,640,985.83	4,640,985.83		25%	12,707,275.75	3,176,818.94		25%	5,856,667.59	1,464,166.90	
Haul Route													
Topsoil/top layer of material strip for haul route; including deposition on site not exceeding 500m to storage; assumed 4.5m wide; 450mm thick topsoil	1	Item	32,643.91	32,643.91	5,481	m3	3.43	18,799	4,036	m3	3.43	13,844	
Deposition of acceptable material Class 5A in site stockpile; anticipated that there will be a need to move to designated stockpiled areas	1	Item	32,643.91	32,643.91	5,481	m3	3.43	18,799	4,036	m3	3.43	13,844	
Disposal of class 5A; on-site	1	Item	333,101.16	333,101.16	5,481	m3	35.00	191,831	4,036	m3	35.00	141,270	
Haul routes; 6F5; allowed 4.5m wide x 500mm thick; allowance included for 7nr passing places	1	Item	547,237.62	547,237.62	5,481	m3	57.50	315,151	4,036	m3	57.50	232,086	
Repairs to haul route throughout construction; allowance 35% of original cost	1	Item	330,969.31	330,969.31		35%	544,581.43	190,604		35%	401,045.18	140,366	
Reinstatement and Disposal of Haul Route													
Assumed that haul route will remain in place following construction	-	-	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Temporary Works													
Temporary Works budget; temporary bridges etc	1	Item	1,391,400.00	1,391,400.00	2,671	m	300.00	801,300	1,967	m	300.00	590,100	
Temporary Works Design													
Temporary Works Design Professional Fees Budget	1	Nt	Included	Included	1	Nt	Incldued	Included	1	Nt	Incldued	Included	
Traffic Management													
Traffic Management Budget	1	Item	927,600.00	927,600.00	2,671	m	200.00	534,200	1,967	m	200.00	393,400	
Road Diversion Works													
Provisional Sum construction of diversions off-line	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Traffic Management: Night Working and TSCO													
TSCO Budget/Maintenance Crew	1	Item	Included	Included	1	Item	Included	Included	1	Item	Included	Included	
TSCO Budget/Maintenance Crew Nights	1	Item	Included	Included	1	Item	Included	Included	1	Item	Included	Included	
Residential Developer Credit													
Allowance for credit for provision of the haul road	1	Item	-1,108,330.86	-1,108,330.86	1	Item	735,184.93	-735,184.93	1	Item	373,145.93	-373,145.93	
TOTAL PRELIMINARIES CARRIED TO SUMMARY				**7,128,250.89**				**4,512,318.94**				**2,615,931.95**	
200 SITE CLEARANCE													

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	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
General Site Clearance													
General clearance to the red-line area; including trees, hedges and vegetation removal; including land drainage requirements; 10% added for ancillary areas; for example ponds	1	Item	72,104.75	72,104.75	7.60	hec	5,557.42	42,255.40	5.37	hec	5,557.42	29,849.35	
Fire College Works													
Remediation to the fire service college	1	Item	Excluded	Excluded	-	-	n/a	n/a	1	Item	Excluded	Excluded	
Further Site Clearance													
Removal of redundant signage, street lighting, redundant drainage, breaking out kerbs													
A429 Fosse Way	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	1	Item	25,000.00	25,000.00	
Todenham Road	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	1	Item	25,000.00	25,000.00	
A44 London Road	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	
Evenlode Road	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	
A429 Stow Road	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Nt	n/a	n/a	
Other Site Clearance / Demolition works													
Link A Area: Small Farm Buildings	1	Item	25,000.00	25,000.00	1	Item	25,000.00	25,000.00	1	Item	Excluded	Excluded	
Link B: Removal/Relocation of Existing Solar Panels	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard developer credit for site clearance	1	Item	-23,439.09	-23,439.09	- 2.79	hec	5,557.42	- 15,511.84	- 1.43	hec	5,557.42	- 7,927.24	
TOTAL SITE CLEARANCE CARRIED TO SUMMARY				**198,665.66**				**126,743.56**				**71,922.10**	
300 FENCING													
Temporary Fencing													
Temporary security fencing; assumed 100% required along the route both sides; costs to remove fencing and credit back assumed to be cost neutral	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Included within temporary works allowance.
Tree protection works	1	Item	50,000.00	50,000.00	1	PS	25,000.00	25,000.00	1	PS	25,000.00	25,000.00	No details at this stage. 1km allowance for phase included.
Permanent Fencing and Gates													
Highway demarcation fencing; 3 rail timber type fencing	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Highway fencing assumed to be required.
Ancillary fencing to ponds and field access points; post and 3 rail fining	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Concrete foundation to timber main and intermediate post; 7m	1	Item	Included	Included	1	Nr	Included	Included	1	Nr	Included	Included	
Metal field gate; allowance 1per km	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Vehicle barrier; allowance 1 per 2.5km	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	

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Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Timber stile; 1 per 2km	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	
Acoustic Fencing													
Acoustic Fencing; adjacent to Henmarsah way; 2m high acoustic fencing	1	m	132,240.00	132,240.00	551	m	240.00	132,240.00		-	n/a	n/a	No further allowance for acoustic fencing included.
Residential Developer Credit													
Allowance for standard developer credit	1	Item	n/a	n/a	1	Item	n/a	n/a	1	Item	n/a	n/a	No standard fencing costs included by the developer.
TOTAL FENCING CARRIED TO SUMMARY				182.240.00				157.240.00				25.000.00	
400 ROAD RESTRAINT SYSTEMS													
All Junction Locations													
Allowance for road restraints per junction	1	Item	160,428.40	160,428.40	3	Nr	32,085.68	96,257.04	2	Nr	32,085.68	64,171.36	Assume 4x25m N2-W2 & 8nr P2 terminals +60m P2 barrier. Allowance to be confirmed.
Residential Developer Credit													
Allowance for standard developer credit	1	Item	n/a	n/a	1	Item	n/a	n/a	1	Item	n/a	n/a	No standard fencing costs included by the developer.
TOTAL ROAD RESTRAINTS CARRIED TO SUMMARY				160,428.40				96,257.04				64,171.36	
500 DRAINAGE & SERVICE DUCTS													
Highway Drainage													
Highway drainage; including above ground attenuation requirements	1	Item	4,869,900.00	4,869,900.00	2,671	m	1,050.00	2,804,550.00	1,967	m	1,050.00	2,065,350.00	Benchmark allowance from previous schemes.
Residential Developer Credit													
Allowance for standard storm water drainage credit	1	Item	-1,538,100.03	-1,538,100.03	- 2,671	m	383.95	- 1,025,528.00	- 1,335	m	383.95	- 512,572.03	Assumed 225mm drainage at 1.75m deep, 1200 manholes at 30m centres based on 5.5m wide road. 602m non-fontage road included.
TOTAL DRAINAGE & SERVICE DUCTS CARRIED TO SUMMARY				3,331,799.97				1,779,022.00				1,552,777.97	
600 EARTHWORKS													
Capping													
430mm thick capping layer; assumed 6F2 material	1	Item	851,986.04	851,986.04	8,499	Item	57.73	490,654.31	6,259	m3	57.73	361,331.72	Capping thickness assumed to 430mm thick.
Earthworks: topsoil													
Excavation of acceptable material Class 5A in cutting and other excavation	1	Item	61,252.46	61,252.46	10,323	m3	3.43	35,406.24	7,535	m3	3.43	25,846.22	
Deposition of acceptable 5A material in Site Stockpile	1	Item	89,289.30	89,289.30	5,161	m3	10.00	51,612.60	3,768	m3	10.00	37,676.70	
Disposal of acceptable material Class 5A; allowance for 50% off-site	1	Item	312,512.55	312,512.55	5,161	m3	35.00	180,644.10	3,768	m3	35.00	131,868.45	Assumed 50% of total topsoil generated will be disposed off-site
Earthworks: subsoil													

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	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Excavation of acceptable material excluding Class 5A in cutting and other excavation	1	Item	412,036.24	412,036.24	72,131	m3	3.66	263,998.64	40,447	m3	3.66	148,037.60	Quantity assumed to be based on excavation of road depth, plus an allowance of 2m cut for 50% of site and placed as fill.
Deposition													
Deposition of acceptable material in embankments and other areas of fill	1	Item	381,440.00	381,440.00	51,170	m3	5.00	255,851.00	25,118	m3	5.00	125,589.00	
Deposition of acceptable material in embankments and other areas of fill; allowance for additional handling of material	1	Item	267,008.00	267,008.00	51,170	m3	3.50	179,095.70	25,118	m3	3.50	87,912.30	
Imported Material													
Imported acceptable material Class 1/2 in embankments and other areas of fill	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Imported acceptable material Class 6F5 in embankments and other areas of fill	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Compaction													
Compaction of acceptable material Class 1/2 in embankments and other areas of fill	1	Item	34,329.60	34,329.60	51,170	m3	0.45	23,026.59	25,118	m3	0.45	11,303.01	
Compaction of acceptable material Class 6f5 in embankments and other areas of fill	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Disposal													
Disposal of acceptable material Class 1/2	1	Item	1,270,157.28	1,270,157.28	20,961	m3	35.00	733,620.16	15,330	m3	35.00	536,537.12	Balance of earthworks subsoil quantities assumed to be taken off-site
Breaking out: redundant carriageway													
Breaking out existing carriageway; full construction; disposal off site	1	Item	94,095.00	94,095.00	3,690	m2	18.00	66,420.00	1,538	m2	18.00	27,675.00	
Breaking out existing footpaths; full construction; disposal off-site	1	Item	7,938.00	7,938.00	441	m2	18.00	7,938.00	-	m2	18.00	-	
Residential Developer Credit													
Allowance for standard earthworks to road areas	1	Item	-1,021,934.71	-1,021,934.71	- 2,671	m	255.10	- 681,374.84	- 1,335	m	255.10	- 340,559.87	
TOTAL EARTHWORKS CARRIED TO SUMMARY				**2,760,109.76**				**1,606,892.51**				**1,153,217.25**	
700 PAVEMENTS													
Scarifying, Planing and Burning Off													
Planing out existing carriageway; disposal off site; breaking out carriageway; 100mm	1	Item	Excluded	Excluded	-	m2	3.40	-	-	m2	3.40	-	
Sub-base													

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	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Sub base to roads; 250mm thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	494,744.74	494,744.74	4,274	m3	66.67	284,920.91	3,147	m3	66.67	209,823.82	Sub-base assumed 250mm
Pavement													
Base course; 260 thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	1,632,576.00	1,632,576.00	17,094	m2	55.00	940,192.00	12,589	m2	55.00	692,384.00	Road build-up based on other similar schemes.
Binder Course; 65mm thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	415,564.80	415,564.80	17,094	m2	14.00	239,321.60	12,589	m2	14.00	176,243.20	
Surface course; hot rolled asphalt; 35mm thick in carriageway, carriageway separation, hard shoulder and hard strip	1	Item	593,664.00	593,664.00	17,094	m2	20.00	341,888.00	12,589	m2	20.00	251,776.00	
extra over; high friction surfacing; approaches only	1	Item	133,574.40	133,574.40	2,564	m2	30.00	76,924.80	1,888	m2	30.00	56,649.60	
Tack Coat													
Tack coat	1	Item	29,683.20	29,683.20	17,094	m2	1.00	17,094.40	12,589	m2	1.00	12,588.80	
Residential Developer Credit													
Allowance for standard pavement works	1	Item	-1,580,719.58	-1,580,719.58	- 14,691	m2	71.21	- 1,046,110.51	- 7,508	m2	71.21	- 534,609.08	Standard road specification with thinner base course.
TOTAL PAVEMENTS CARRIED TO SUMMARY				**1,719,087.56**				**854,231.21**				**864,856.35**	
1100 KERBS, FOOTWAYS & PAVED AREAS													
Kerbs and Edging													
New kerbs; Aco kerbs to central roundabout; 10% extra over	1	Item	184,238.86	184,238.86	554	m	194.14	107,572.97	395	m	194.14	76,665.89	
New kerbs; HB kerb to both sides of each carriageway	1	Item	530,111.40	530,111.40	5,541	m	55.86	309,520.26	3,949	m	55.86	220,591.14	
Edgings to footways	1	Item	328,820.34	328,820.34	5,199	m	31.37	163,092.63	5,283	m	31.37	165,727.71	
Footways / Cycleways													
Sub base; 160mm thick	1	Item	Included	Included	2,770	m3	Included	Included	2,005	m3	Included	Included	
Geotextile membrane	1	Item	Included	Included	17,314	m2	Included	Included	12,529	m2	Included	Included	
Binder Course; 50mm thick	1	Item	Included	Included	17,314	m2	Included	Included	12,529	m2	Included	Included	
Surface course; 20mm thick	1	Item	1,598,987.94	1,598,987.94	17,314	m2	53.58	927,684.12	12,529	m2	53.58	671,303.82	
extra over for tactile paving areas	1	Item	283,508.50	283,508.50	866	m2	190.00	164,483.00	626	m2	190.00	119,025.50	
Public Right of Way Footpath													
Sub base; 250mm thick	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Geotextile membrane	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Binder Course; 50mm thick	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	

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	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Surface course; 20mm thick	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Edging	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Excavation/Desposition	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard kerbs and footpath credits	1	Item	-1,510,101.76	-1,510,101.76	- 2,671	m	376.96	- 1,006,860.16	- 1,335	m	376.96	- 503,241.60	Assumed 4m2 footpath & 2m kerb and edging per m.
TOTAL KERBS, FOOTWAYS & PAVED AREAS CARRIED TO SUMMARY				**1,415,565.28**				**665,492.82**				**750,072.46**	
1200 TRAFFIC SIGNS & ROAD MARKINGS													
Road Markings	1	Item	69,570.00	69,570.00	2,671	m	15.00	40,065.00	1,967	m	15.00	29,505.00	Benchmarked rates from previous schemes
Road Signs	1	Item	92,760.00	92,760.00	2,671	m	20.00	53,420.00	1,967	m	20.00	39,340.00	Benchmarked rates from previous schemes
Consequential Signage	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard roadS AND SIGNS	1	Item	-40,060.00	-40,060.00	- 2,671	m	10.00	- 26,710.00	- 1,335	m	10.00	- 13,350.00	
TOTAL TRAFFIC SIGNS AND ROAD MARKINGS CARRIED TO SUMMARY				**122,270.00**				**66,775.00**				**55,495.00**	
1300 ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND CANTILEVER MASTS													
Street Lighting													
New street lighting installation; comprising column 10m high; aluminium passively safe columns; including termination	1	Item	386,500.00	386,500.00	89	Nr	2,500.00	222,583.33	66	Nr	2,500.00	163,916.67	
Bollard Lighting to Footpath													
Lighting to PROW	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Residential Developer Credit													
Allowance for standard street lighting	1	Item	-335,556.36	-335,556.36	- 89	Nr	2,500.00	- 222,583.33	- 45	Nr	2,500.00	- 112,973.03	
TOTAL ROAD LIGHTING CARRIED TO SUMMARY				**50,943.64**				**0.00**				**50,943.64**	
1400 ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS													
Cabling / Feeder Pillars													
Supply & install 6mm 3 Core XLPE/SWA/XLPE cable in ducting (Note - ducting laid in above items)	1	Item	74,208.00	74,208.00	5,342	m	8.00	42,736.00	3,934	m	8.00	31,472.00	
Feeder Pillar; 1nr per 28 street lights	1	Item	29,389.29	29,389.29	2	Nr	6,500.00	14,168.45	2	Nr	6,500.00	15,220.83	
Extra over; 3 phase fillar pillar	1	Item	40,000.00	40,000.00	1	Nr	20,000.00	20,000.00	1	Nr	20,000.00	20,000.00	
Ducting / Chambers for Street Lighting													

COTSWOLD DC LOCAL CONCEPT DESIGN
Order of Cost Estimate Nr 2.02
Jun-26

BENTLEY

Description	Qty	Unit	Rate	Total	SOUTHERN ROAD (2671m) - assumed all through development				NORTHERN ROAD - (1967m) 1335M assumed through development				Comments and Assumptions
	COST A & B				COST A (REDUCED COST)				COST B (REDUCED COST)				
				£	QTY	Unit	Rates	Total	QTY	Unit	Rates	Total	
Street lighting chambers	1	Item	98,944.00	98,944.00	71	Nr	800.00	56,981.33	52	Nr	800.00	41,962.67	
Trenching for 2nr ducts; 450mm depth in verge; 2 x100mm HDPE ducts	1	Item	788,460.00	788,460.00	5,342	m	85.00	454,070.00	3,934	m	85.00	334,390.00	Assumed 2nr ducts both sides of the road
Trenching for 2nr ducts; 450mm depth in verge; 2 x100mm HDPE ducts; carriageway (road crossings)	1	Item	148,416.00	148,416.00	534	m	160.00	85,472.00	393	m	160.00	62,944.00	
Residential Developer Credit													
Allowance for standard electrical works to street lighting	1	Item	-834,864.22	-834,864.22	- 1	Item	553,787.33	- 553,787.33	- 1	Item	281,076.89	- 281,076.89	Feeder pillar and road crossing deemed abnormal and outside standard costs
TOTAL ELECTRICAL WORK CARRIED TO SUMMARY				**344,553.07**				**119,640.45**				**224,912.61**	
2500 SPECIAL STRUCTURES													
Bridge Structure													
Bridge Structure 1; Rail Bridge (42m x 13.4m)	563	m2	7,800.00	4,389,840.00	563	m2	7,800.00	4,389,840.00	1	Nt	Excluded	Excluded	Bridge Span to be verified by TTC
Bridge Structure 2; Bridge Crossing (13 x 13.4m)	174	m2	8,200.00	1,428,440.00	174	m2	8,200.00	1,428,440.00	1	Nt	Excluded	Excluded	Bridge Span to be verified by TTC
Imported Fill Material for Bridge Abutments	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	Imported fill to be verfied by TTC
TOTAL SPECIAL STRUCTURES CARRIED TO SUMMARY				**5,818,280.00**				**5,818,280.00**				-	
2700 ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COST ITEMS													
Retaining Structures	1	Item	Excluded	Excluded	1	PS	Excluded	Excluded	1	PS	Excluded	Excluded	Assumed no retaining structures are required.
Off-site Stats Connection for Street Lighting	1	Item	150,000.00	150,000.00	1	PS	86,384.22	86,384.22	1	PS	63,615.78	63,615.78	Provisional Sum to be verfied by specialist consultant.
Archaeology Works	1	Item	1,300,000.00	1,300,000.00	1	PS	748,663.22	748,663.22	1	PS	551,336.78	551,336.78	Provisional Sum to be verfied by specialist consultant.
Flood Mitigation	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Provisional Sum to be verfied by specialist consultant.
Biodiversity Net Gain Allowance	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Provisional Sum to be verfied by specialist consultant.
Accommodation works to the existing sewerage team works	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	1	Item	Excluded	Excluded	Provisonal sum: No information at this stage
TOTAL ACCOMMODATION WORKS, WORKS FOR STATUTORY UNDERTAKERS, PROVISIONAL SUMS AND PRIME COST ITEMS CARRIED TO SUMMARY				**1,450,000.00**				**835,047.43**				**614,952.57**	
3000 LANDSCAPING & ECOLOGY													
Landscaping works	1	Item	650,000.00	650,000.00	1	PS	374,331.61	374,331.61	1	PS	275,668.39	275,668.39	
Allowance for site wide landscaping; maintenance etc	1	Nt	Excluded	Excuded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
5 Year maintenance to period for Landscaping	1	Item	Excluded	Excuded	1	Nt	Excluded	Excluded	1	Nt	Excluded	Excluded	
Ecology Mitigation Works	1	PS	360,000.00	360,000.00	1	PS	207,322.12	207,322.12	1	Item	152,677.88	152,677.88	
TOTAL LANDSCAPING CARRIED TO SUMMARY				**1,010,000.00**				**581,653.73**				**428,346.27**	
TOTAL BUDGET COSTS				**25,692,194.23**				**17,219,594.69**				**8,472,599.54**	

COST SPLIT TO SHOW FULL COSTS AND CREDITS ARE APPLIED

SOUTH EASTERN ROAD

PRELIMS		FULL COST	IMPACT OF THE CREDITS	COST PLAN WITH CREDITS
100	PRELIMINARIES	5,247,503.87	- 735,184.93	4,512,318.94
MEASURED WORKS			-	-
200	SITE CLEARANCE	142,255.40	- 15,511.84	126,743.56
300	FENCING	157,240.00	-	157,240.00
400	ROAD RESTRAINT SYSTEMS	96,257.04	-	96,257.04
500	DRAINAGE & SERVICE DUCTS	2,804,550.00	- 1,025,528.00	1,779,022.00
600	EARTHWORKS	2,288,267.35	- 681,374.84	1,606,892.51
700	PAVEMENTS	1,900,341.71	- 1,046,110.51	854,231.21
1100	KERBS, FOOTWAYS & PAVED AREAS	1,672,352.98	- 1,006,860.16	665,492.82
1200	TRAFFIC SIGNS AND ROAD MARKINGS	93,485.00	- 26,710.00	66,775.00
1300	ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND	222,583.33	- 222,583.33	-
1400	ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	673,427.79	- 553,787.33	119,640.45
2500	SPECIAL STRUCTURES	5,818,280.00	-	5,818,280.00
2700	ACCOMMODATION WORKS, WORKS FOR STATUTORY	835,047.43	-	835,047.43
3000	LANDSCAPE AND ECOLOGY	581,653.73	-	581,653.73
	WORKS TOTAL	22,533,245.63	- 5,313,650.94	17,219,594.69

NORTHERN ROAD

PRELIMS		FULL COST	IMPACT OF THE CREDITS	COST PLAN WITH CREDITS
100	PRELIMINARIES	2,989,077.89	- 373,145.93	2,615,931.95
MEASURED WORKS				-
200	SITE CLEARANCE	79,849.35	- 7,927.24	71,922.10
300	FENCING	25,000.00	-	25,000.00
400	ROAD RESTRAINT SYSTEMS	64,171.36	-	64,171.36
500	DRAINAGE & SERVICE DUCTS	2,065,350.00	- 512,572.03	1,552,777.97
600	EARTHWORKS	1,493,777.12	- 340,559.87	1,153,217.25
700	PAVEMENTS	1,399,465.42	- 534,609.08	864,856.35
1100	KERBS, FOOTWAYS & PAVED AREAS	1,253,314.06	- 503,241.60	750,072.46
1200	TRAFFIC SIGNS AND ROAD MARKINGS	68,845.00	- 13,350.00	55,495.00
1300	ROAD LIGHTING COLUMNS AND BRACKETS, CCTV MASTS AND	163,916.67	- 112,973.03	50,943.64
1400	ELECTRICAL WORK FOR ROAD LIGHTING AND TRAFFIC SIGNS	505,989.50	- 281,076.89	224,912.61
2500	SPECIAL STRUCTURES	-	-	-
2700	ACCOMMODATION WORKS, WORKS FOR STATUTORY	614,952.57	-	614,952.57
3000	LANDSCAPE AND ECOLOGY	428,346.27	-	428,346.27
WORKS TOTAL		11,152,055.20	- 2,679,455.66	8,472,599.54
SUB-TOTAL CONSTRUCTION		33,685,300.83	- 7,993,106.60	25,692,194.23
ADDITIONAL PRELIMS SAVING ON ELEMENTS		1,721,193.93	- 1,721,193.93	n/a
		35,406,494.76	- 9,714,300.54	25,692,194.23
CONTRACTOR OVERHEADS				
-	MAIN CONTRACTOR'S - PRE-CONTRACT ECI Fee; 3%	1,062,194.84	- 291,429.02	770,765.83
-	MAIN CONTRACTOR'S OVERHEADS & PROFIT: FEE @ 8.5%	3,099,838.62	- 850,487.01	2,249,351.60
CONSTRUCTION VALUE (INCLUDING OH&P AND ECI)		39,568,528.22	- 10,856,216.56	28,712,311.66
OTHER DEVELOPMENTS				
-	LAND COSTS /COMPENSATION PAYMENT (Provisional Sum)	2,500,000.00	-	2,500,000.00
-	LEGAL FEES	500,000.00	-	500,000.00
-	STATS DIVERSIONS (PROVISIONAL SUM)	2,000,000.00	-	2,000,000.00
-	PART 1 CLAIMS	1,000,000.00	-	1,000,000.00
PROFESSIONAL FEES				
-	PROFESSIONAL FEES BUDGET	9,892,132.06	- 2,714,054.14	7,178,077.91
-	PUBLIC INQUIRY	500,000.00	-	500,000.00
-	NATIONAL HIGHWAYS - BONDS, SUPERVISION, INSPECTIONS	Excluded	-	Excluded
-	NETWORK RAIL COSTS	1,200,000.00	-	1,200,000.00
-	SURVEYS/ENABLING WORKS	Included	-	Included
-	LOCAL AUTHORITY COMMUTED SUMS & MAINTENANCE	1,978,426.41	- 542,810.83	1,435,615.58
RISK				
-	RISK ALLOWANCE: 25% ALLOWANCE	14,784,771.67	- 3,528,270.38	11,256,501.29
-	OPTIMISM BIAS	Excluded		Excluded
TOTAL INCLUDING OTHER DEVELOPMENT COSTS, FEES, RISK		73,923,858.36	- 17,641,351.92	56,282,506.45
INFLATION				
-	INFLATION	Excluded	Excluded	Excluded
SPEND TO DATE				
-	HISTORIC SPEND TO DATE	Excluded	Excluded	Excluded
GRAND TOTAL		73,923,858.36	- 17,641,351.92	56,282,506.45

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JULY 2026

Cotswold Housing Delivery Study

Final Report

ICENI PROJECTS LIMITED
ON BEHALF OF COTSWOLD
DISTRICT COUNCIL

Iceni Projects Limited on behalf of
Cotswold District Council

July 2026

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Cotswold Housing Delivery Study
FINAL REPORT

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1. INTRODUCTION

1.1 Cotswold District Council is preparing a new Local Plan to guide development in the District over the 2026-43 period. The Council has commissioned Iceni Projects ('Iceni') to prepare this Housing Delivery Study.

Purpose of the Study

1.2 National planning policies require councils to meet local housing need ('LHN') through their local plan where it is sustainable to do so. The LHN in Cotswold District is 1,054 homes per year, which is substantially higher than historical delivery in the District which has averaged 471 homes per year over the last 15 years[1]. This Housing Delivery Study seeks to examine and develop understanding of historical housing delivery issues in the District and then consider future housing growth potential.

1.3 The Study then seeks to test the emerging Local Plan growth scenario. It has involved working alongside the Council to develop a Housing Trajectory to sit alongside the Regulation 19 Local Plan. It draws conclusions on the scale of growth which can be supported in the District and justification for a stepped housing trajectory as proposed in the draft Local Plan. It provides advice on how the policy framework through the Plan, and other potential actions by the Council, can help boost housing delivery in the District. The Study has been prepared alongside a report providing housing needs evidence.

Report Structure

1.4 The remainder of this report is structured as follows:

- Section 2: Context;
- Section 3: Characteristics of Cotswold's housing market;
- Section 4: Historic housing delivery trends;
- Section 5: Factors affecting lead-in times and build-out rates;
- Section 6: Proposed strategic allocations;
- Section 7: Testing the draft housing trajectory; and
- Section 8: Conclusions.

[1] Dwelling stock (including vacants), Table 125: dwelling stock estimates by local authority district, ONS, 21 May 2026

2. CONTEXT

2.1 The Government prescribes, through the National Planning Policy Framework (December 2024) ('NPPF'), that planning policies within local plans should be informed by an assessment of ILHN conducted using the Standard Method which is set out in the Planning Practice Guidance ('PPG'). Local plans are then expected (as a minimum) to meet the local housing need and contribute to meeting any unmet need arising from neighbouring areas, where it is sustainable to do so.[2]

2.2 The LHN is therefore not necessarily the same as the housing target ('the requirement') within a Local Plan – but to set a *lower* housing requirement there must be strong reasons (based on evidence) to demonstrate that it is not sustainable to do so and that the impacts of doing so would be significantly and demonstrably outweighed by the benefits (which include the social and economic benefits associated with meeting housing need). This is typically considered through the Sustainability Appraisal (SA) which is prepared alongside the Plan and considers the evaluates different growth options.

2.3 The Plan is being prepared by Cotswold District Council ('CDC') but must then proceed through an independent examination, led by a Planning Inspector appointed on behalf of the Secretary of State, who considers whether the Plan is 'sound.' To be sound, the Plan is expected to be *positively prepared, justified, effective* and *consistent with national policy*. If it is unsound, it cannot be taken forward and adopted by the Council and used to determine planning applications.

2.4 For the Plan to be sound, it is expected to meet the District's housing needs (unless – as above – this can be shown to be demonstrably unsustainable). It needs to be based on proportionate evidence and shown to be deliverable over the plan period. The latter means (in the context of this report) that the Plan can reasonably be expected to deliver the scale of housing growth set out within its housing requirement.

Cotswold's Local Housing Need

2.5 In this context, a key starting point for the preparation of the Local Plan is the District's LHN. At the current time (July 2026), the Standard Method formula indicates a need for 1,054 homes a year. This is based on a baseline stock of 374 homes a year, but then the significant uplift of 282% based on the ratio of average (median) house price against the average (median) income of people working in the District ('the affordability ratio'). For Cotswold District this affordability ratio, at 14.56 based on the average data over the last 5 years (2020-25), points to very significant affordability constraints. The ratio is the 16th highest of any local authority nationally; and is the 5th highest of any local authority

[2] 2024 NPPF Paras 11 and 62

outside Greater London. The high housing need figure is thus essentially a function of evidence of particularly acute affordability issues in the District.

Table 2-1: Cotswold District's Local Housing Need

	Cotswold District
Dwelling Stock, 2025	46,772
Baseline: 0.8% Annual Dwelling Stock Increase	374
Average Median House Price-to-Income Ratio, 2020-25	14.56
Affordability Uplift	282%
Annual Local Housing Need	1,054

2.6 The Council's Local Plan should look 15 years forward from the envisaged point of its adoption[3] (following the independent examination). The plan period envisaged therefore runs for 17 years, from 2026-43 with the expected point of adoption being early 2028. The housing need over the plan period is based on multiplying the LHN figure by the plan period. This, as Table 2.2 shows, generates a need for 17,918 homes over the period to March 2043.

Table 2-2: Housing Need over the Plan Period (2026-43)

	Dwellings
Annual Local Housing Need	1,054
Plan period - years	17
Housing Need over the Plan Period	17,918

2.7 The Council's monitoring data shows 240 homes were completed in 2025/26, giving an estimated housing stock of 47,012 in 2026[4]. Relative to this stock position, the scale of housing growth required to meet housing need is substantial and would require housing stock growth averaging 1.9% per annum over the 17 year plan period (or a total of 38% growth over the plan period, relative to the current housing stock). As explored later in this report, this is at the top end of what other local authority areas have historically achieved and is therefore an ambitious scale of housing growth.

Geography and Strategic Constraints

2.8 There are strategic constraints affecting development in Cotswold District. Approximately 80% of the District's land area falls within the Cotswolds National Landscape, as Figure 2.1 shows. The NPPF sets out that great weight should be given to conserving landscape and scenic beauty in National Landscapes which are afforded the highest status of protection, with an expectation that the scale

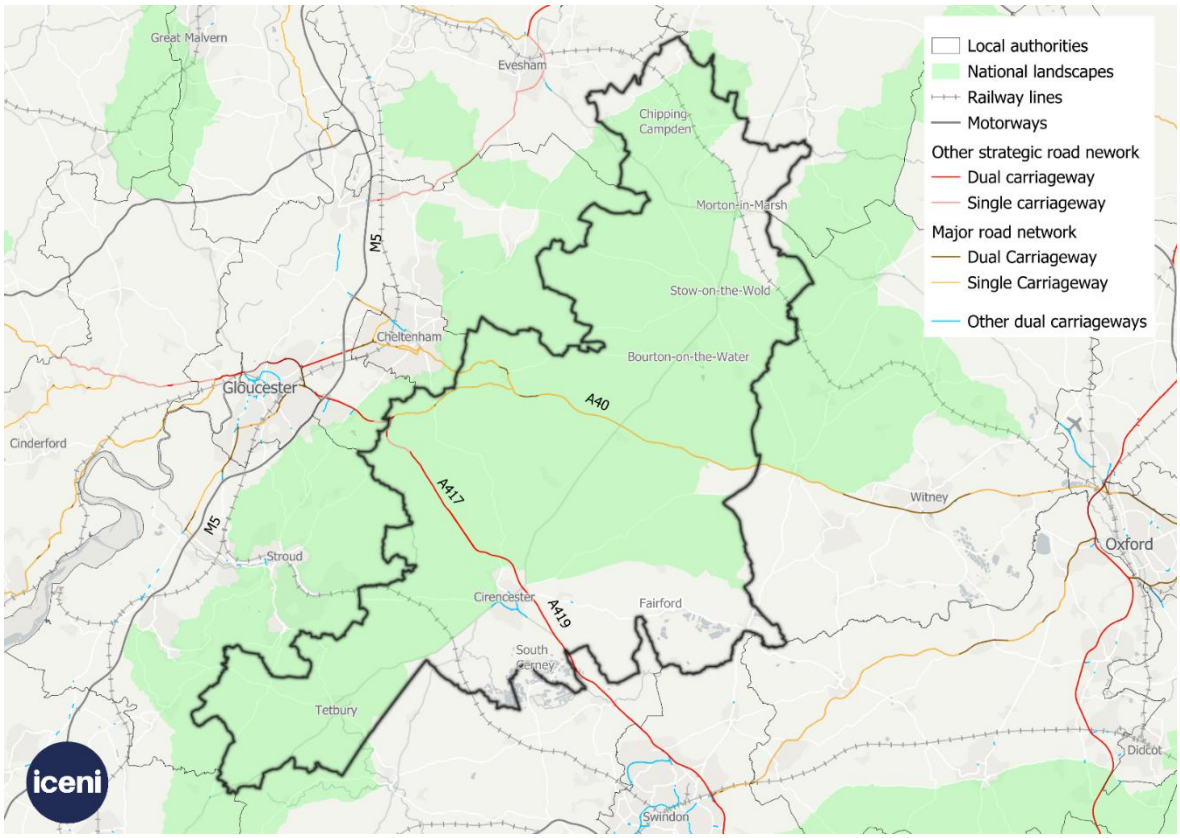
[3] 2024 NPPF Para 22

[4] Note this would not be used to calculate the Standard Method housing need, which is based only off Central Government data

and extent of development within them should be limited (Para 189). For major developments (as described by paragraph 190 of the NPPF), it requires there to be exceptional circumstances and for the development to be demonstrated that the development is in the public interest – including in doing so considering whether development cannot be met in some other way.

2.9 Whilst national policy thus does not preclude development within the Cotswolds National Landscape, the policies relating to it mean that – in effect – it is reasonable to expect the majority of residential development in the Plan to be concentrated in the relatively confined areas which sit outside of the National Landscape. These relate in particular to the south-east of the District, which includes Cirencester – the District's largest settlement – as well as Fairford, Kemble, and Lechlade; as well as the north-east of the District, which includes Moreton-in-Marsh.

Figure 2-1: Geography of Cotswold District



3. CHARACTERISTICS OF COTSWOLD'S HOUSING MARKET

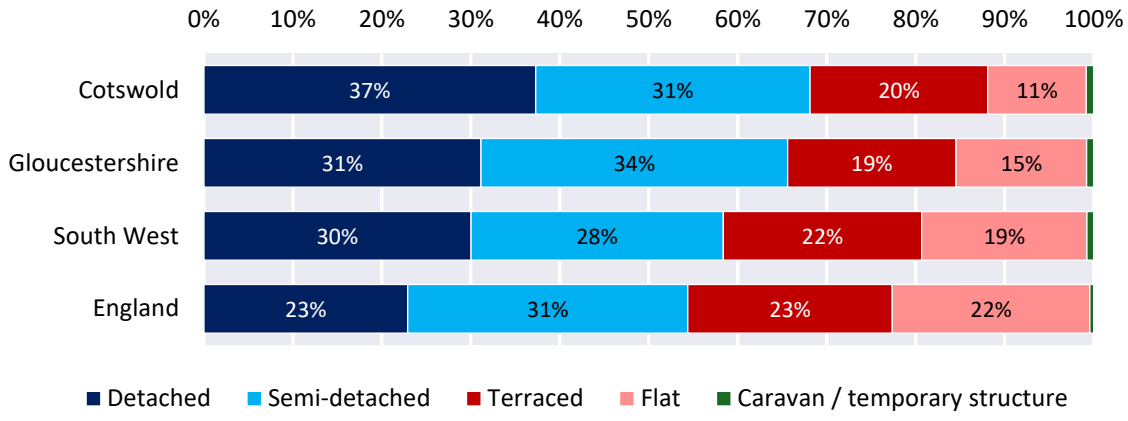
3.1 The emerging Gloucestershire Housing and Economic Needs Assessment (HENA), which is also being produced by Iceni, provides a review of Cotswold's housing offer, socio-economic characteristics and housing market dynamics. This section, drawing on the HENA analysis, seeks to summarise key characteristics of Cotswold's housing market. Further analysis is set out within the Cotswold District Housing Needs Evidence report (July 2026), prepared by Iceni.

Housing Offer

3.2 Cotswold District has a dwelling stock of 46,800 dwellings (rounded) in 2025. 2021 Census data indicated that two thirds (67%) were owner occupied, with the remainder split between private rented (17%) and social rented homes (15%). The affordable housing stock overall equates to around 7,100 dwellings, has been growing and sits slightly above other that in parts of Gloucestershire.

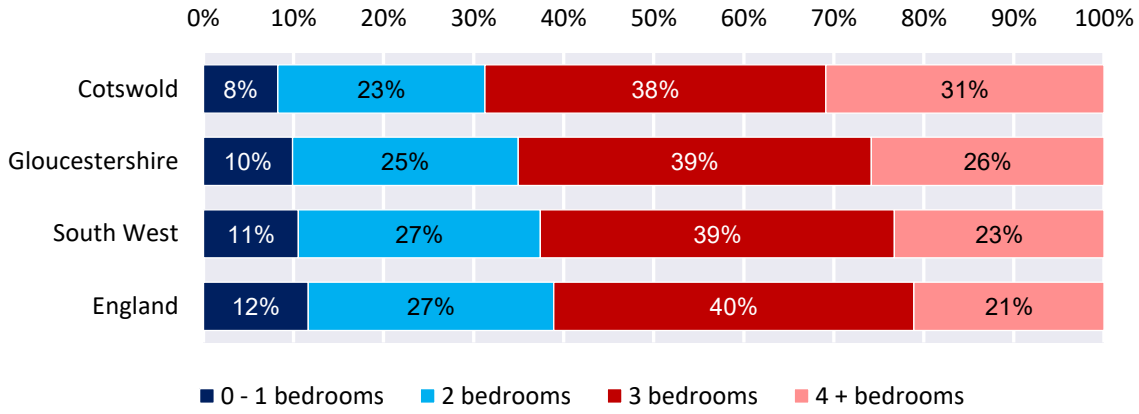
3.3 Much of the District's geography is rural and the housing offer reflects this with a relatively higher proportion of detached housing (37%) and 4+ bed homes (31%). In contrast, there is a relatively modest provision of flats (11% of stock) and 1-bed homes (8%). The overall focus of the current housing offer is on larger, family-sized homes.

Figure 3-1: House Types



Source: Census 2021

Figure 3-2: House Sizes



Source: Census 2021

3.4 The Cotswolds are well known tourist destination with the result that many of the homes in Cotswold District are second homes or holiday homes. The 2021 Census indicated that 10.8% of homes in the District were unoccupied (vacant or second homes), a much higher rate than seen in Gloucestershire overall in the southwest region or England. This is likely to include some homes used for short term lets or AirBNB. Second homes are particularly common in the rural parts of the District where they make up 3.3% of homes. Overall, 12% of homes are classified as unoccupied, including both vacant properties and second homes. This is likely to contribute to higher housing demand and housing prices in the District and reduce affordability.

3.5 It is noted that specific holiday home developments have occurred in the District, for example at Cotswold Lakes. However, demand for second homes is also likely to increase demand in the general housing market particularly in smaller towns and villages.

Table 3-1 Housing occupancy (2021)

Location	% Vacant	% Second homes with no usual residents	% Unoccupied (Vacant or second home)
Cotswold Rural	8.7%	3.3%	12.0%
Cotswold Urban[5]	5.3%	0.7%	6.0%
Cotswold Overall	8.0%	2.8%	10.8%
G'shire Urban	4.8%	0.3%	5.2%
G'Shire Rural	6.7%	1.7%	8.4%
G'shire Overall	5.4%	0.7%	6.1%
South West Region	5.7%	1.3%	7.0%
England	5.4%	0.6%	6.0%

Source: Iceni analysis of ONS Census 2021

Housing Market

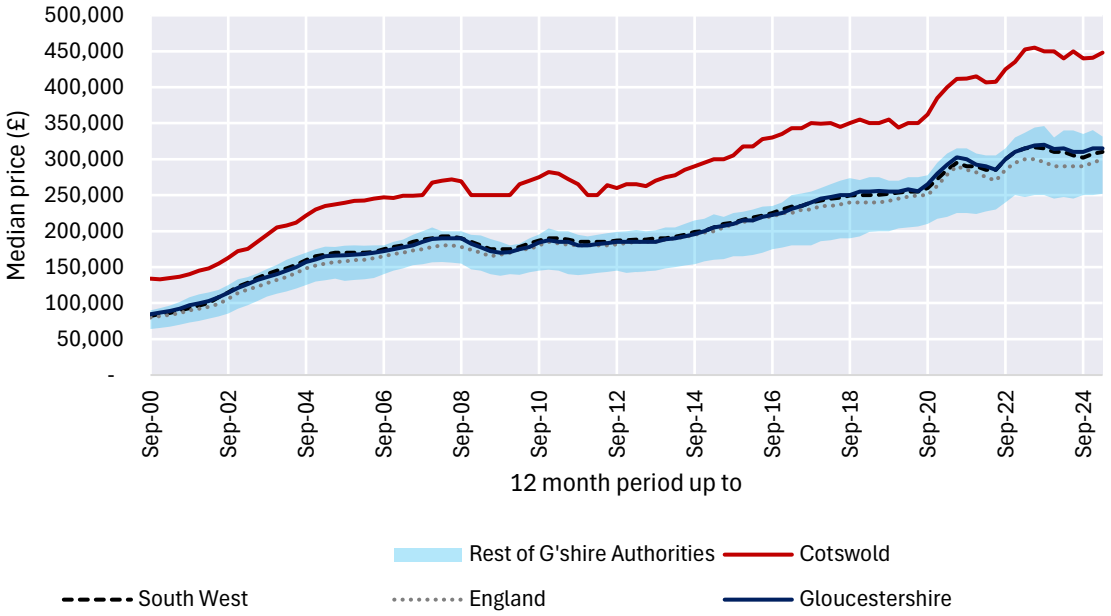
Sales Market Dynamics

3.6 The District is an attractive place to live with attractive settlements and landscape and this is reflected in high housing costs. The median house price stood at £448,000 in the District for sales in the year to March 2025; with the median price for detached properties reaching £680,000.

3.7 Relative prices across house types are higher than in other parts of Gloucestershire and for houses are above wider (regional/ national) benchmarks. As shown below, house prices have seen long-term growth, with rapid growth in values in particular between 2020-22 as households re-evaluated their living circumstances (as a result of the Covid-19 pandemic) with changing working patterns enabling people to move further away from workplaces but seeking space to work at home. The more recent trend – since early 2023 – has been of relative price stability (and in effect a real terms' fall) as market demand has been sensitive to higher interest rates.

[5] Cotswold Urban relates to the Cirencester Urban Area

Figure 3-3: Housing price changes over time



Source: ONS *Median house prices for administrative geographies*

3.8 The trend over the last year (Spring 2025 – Spring 2026) has similarly been relatively flat, with the Land Registry House Price Index showing 2% growth in values over the year, but focused towards Summer 2025; with more recent months seeing flat or modestly falling values.

3.9 The Cotswolds market attracts a high number of prestige buyers including from abroad, particularly from North America. Recent research by Savills showed that international buyers accounted for just over 20% of sales above £1,500,000 in 'the Cotswolds' during 2025, almost double the proportion seen in the regional market[6]. Over the same period, London buyers accounted for 48% of high value sales, and cash buyers 89%. Demand from North American buyers is influenced by tourist visits, common language, quality of place and accessibility to London and Heathrow.

3.10 The demand from wealthy international buyers or those from London contributes to the District's high housing costs and its affordability position.

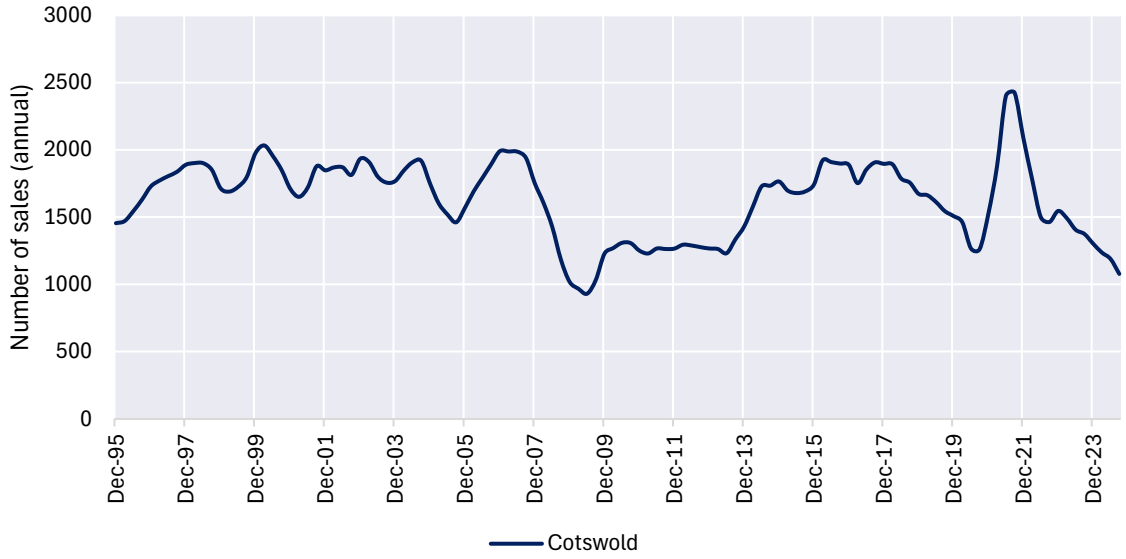
3.11 The chart below track trends in sales in the District, based on HM Land Registry data. It shows both short-term volatility in the market, but it is nonetheless possible to pick out the effects of the credit crunch and subdued lending between 2008-13, to stronger market circumstances between late 2013 to 2018, the spike in demand seen in 2020 and 2021 as households reconsidered where to live and with the Stamp Duty Holiday, and a weakening in demand since 2022 in a context of higher interest

[6] https://www.savills.co.uk/research_articles/229130/387120-0 Note this applies to the broader Cotswolds area, not just Cotswold District.

rates. It is notable that at the time of writing, sales volumes (at around 110 per month) sit at historically weak rates.

3.12 There are broadly similar trends for cash purchases as against those buying with a mortgage with cash purchasers accounting for 47% of sales; and purchasers with a mortgage accounting for 53% of sales over the last 5 years.

Figure 3-4: Sales Trends – Cotswold District

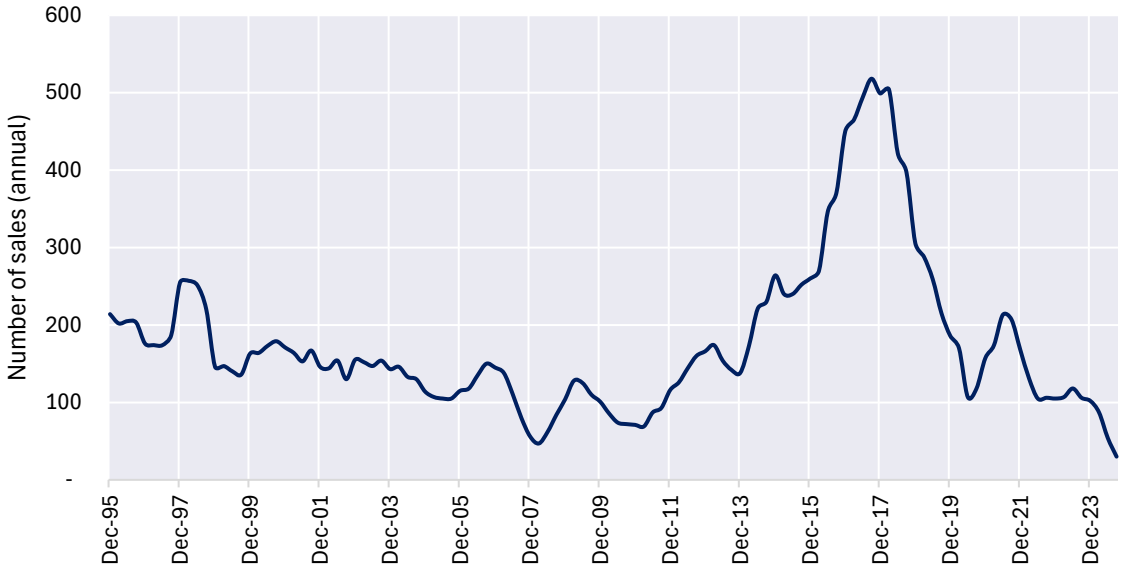


Source: HM Land Registry House Price Index/ Iceni analysis

3.13 The Local Plan is however looking at housing delivery over a 17 year period looking forwards and it is reasonable to expect this will include periods of weaker and stronger housing market conditions – reflecting the cyclicality of the housing market and different macro-economic influences on it.

3.14 The chart below shows new-build sales. It illustrates that these have varied over time – influenced by land supply issues – with a particular peak of delivery in 2016/17 and 2017/18 where annual sales peaked at 500 per annum. Over 20 years, new-build sales have accounted for 11.5% of sales in the District with a lower 5 year figure of 9.2%. The trend in new-build sales has been influenced by historical supply and planning policies – this is considered further in Section 4. Comparing the position to Tewkesbury, where the 10 year position has seen 22% of sales being of new-build properties, illustrates the potential for the sales market to support additional new-build development.

Figure 3-5: New-build sales – Cotswold District



Source: ONS *Residential property sales for administrative geographies (newly built dwellings)*

3.15 Affordability pressures for housing for sale are significant, with the average house price over the last 5 years (2020-25) being 12.1 times earnings of residents, but 14.6 times earnings of those working within the District. This affordability position feeds directly into the housing need.

3.16 What the HENA evidence shows is that there is notable in-commuting, with just 48% of workers living in the District (based on the 2021 Census). The District has a very high jobs density of 1.09 which indicates that there are 109 jobs for every 100 residents of working age (16-64) with about 6,000 more jobs than there might be expected based on applying the regional ratio to the District's resident workforce. The jobs density has generally been rising over the last decade – pointing to a housing supply constraint which has resulted in growth in net in-commuting to the District to work.

3.17 The southern part of the District, including Cirencester, falls within a Swindon focused Travel to Work Area (TTWA) with Swindon being a large and growing town. Moreton-in-Marsh on the other hand falls within an Evesham-focused TTWA.

3.18 The housing market and demand for housing is also likely to be influenced by the ageing of the population and the large number of older people in Cotswold District. As of 2024 (the most recent available data), 27.5% of Cotswold's population is aged 65 or older. This is substantially higher than Gloucestershire as a whole (22.1%), the South West Region (22.8%) or England (18.7%).[7] People aged 65 or older make up over 30% of the population in many of Cotswold's rural parishes and in

[7] ONS 2024 Mid-Year Population Estimates

some cases nearly 50%. Iceni estimate the median age in Cotswold to be 50 compared to 43 for the southwest and 40 for England.

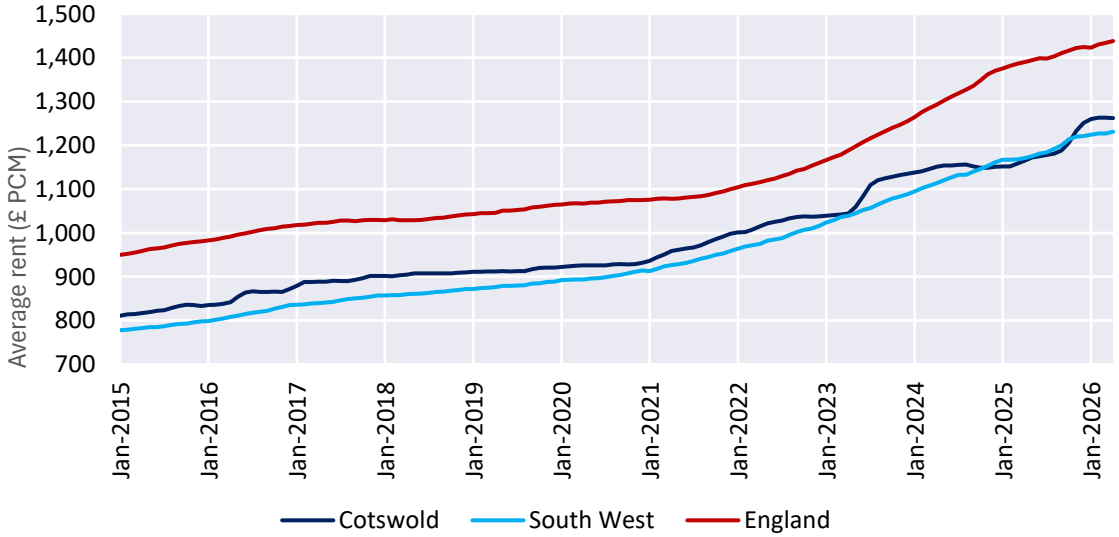
3.19 The high average age of the District's population speaks to the district's status as a retirement destination, poor housing affordability for younger people and the aging of the existing population. Nonetheless the District's large and growing older population is likely to contribute particularly to demand for retirement housing and specialist accommodation for older people.

3.20 The student population of the Royal Agricultural University ('RAU') at Cirencester is also likely to make a modest contribution to local housing demand. The University currently has around 1,100 – 1,200 full-time students and 150 - 200 part time and post graduate students, but provides only 346 student accommodation bed spaces. Based on consultation with the University only around 15-20% of students live at home with their parents, and so many students live in the private rental sector locally. The growth of the RAU is thus an influence on demand in the Cirencester area.

Rental Market Dynamics

3.21 As with house prices, private rents are similarly above those in other parts of Gloucestershire and average £1,260 per month in January 2026, with a particular premium evident for larger family-sized homes. Whilst rents have generally tracked wider regional trends, it is notable that we have seen strong relative growth in rents since 2022 – influenced by weaker sales market conditions and indicative of a supply/demand imbalance for rented properties.

Figure 3-6: Rental Costs over time



Source: ONS *Price Index of Private Rents*

3.22 ONS analysis points to particular issues with rental affordability, with the average rent in 2023/24 being 37% of median gross household income, well above the regional average and also above the

other Gloucestershire districts. This is a level which the ONS consider points to the District being 'unaffordable' as a place to rent.

Affordable Housing Need

3.23 These issues with the affordability of market housing play into a significant need for affordable housing, which has been assessed as part of the housing needs evidence. This has assessed affordable housing need over the 2026-43 plan period and shows a need for 336 affordable homes per annum. This is equivalent to 32% of the Standard Method LHN. Iceni's Cotswold District Housing Needs Evidence report (July 2026) recommends that the Council seek 40% affordable housing on major development sites.

3.24 Policies for affordable housing provision within the Local Plan will however be influenced by the Council's Viability Study. For mixed tenure schemes, higher affordable housing delivery can be expected to translate directly into higher potential absorption rates for housing.

Table 3-2: Annual Affordable Housing Need – Cotswold District, 2026-43

	Unable to rent or buy	Able to rent but not buy	Total
Current housing need (annual flow)	24	9	33
Need from newly-arising households	290	166	456
Existing households falling into need	69	20	89
Total gross need	383	195	578
Supply through re-lets	193	49	243
Net need	190	146	336
% in affordability category	57%	43%	100%

Source: Housing Needs Evidence Report/ Iceni

3.25 The level of affordable housing provision has a direct influence on the build-out rate. The table below shows overall housing delivery with market housing delivery of 50 homes per year (equivalent to 1 sale per week) and delivery of the affordable housing in tandem with the market homes. At 30% affordable housing, completions of 71 homes per year could be achieved. But this rises to 77 homes a year with 35% affordable and 83 homes per year with 40% affordable.

Table 3-3: Influence of Affordable Housing on Build-Out-Rate

	Affordable @ 30%	Affordable @ 35%	Affordable @ 40%
Market	50	50	50
Affordable	21	27	33
Total	71	77	83

Source: Iceni analysis

3.26 Whilst there are some issues at the time of writing with Registered Providers' (RP) financial resources and the extent to which they are investing in development, these are influenced by current economic circumstances - including interest rates, which impact on development costs. It is notable that, looking forwards, the current Government has signalled a significant increase in funding for affordable housing. The Social and Affordable Homes Programme 2026-36 includes a significant £39 billion investment over a 10 year period. This is considered further in Section 4. There is potential for grant funding to support supplementary affordable housing over and above that achieved through developer contributions.

3.27 The Council is also working in partnership with several registered providers to buy land for 100% affordable housing schemes, to deliver affordable housing on existing Council-owned sites and utilise its assets more broadly to support affordable housing delivery.

4. HISTORIC HOUSING DELIVERY TRENDS

4.1 In this section we provide an overview of historical housing delivery trends in Cotswold District. It is important however that this is interpreted in a context in which it is broadly recognised, including by successive national Governments, that there has been insufficient housing delivery across England over recent decades.

4.2 The NPPF sets out the Government's objective of "*significantly boosting the supply of homes."*[8] It has set an ambitious target to deliver 1.5 million new homes over the course of the current parliament, which equates to 300,000 homes annually. Delivering 300,000 homes a year has been an aspiration of successive Governments, and was for instance set out in the 2017 Housing White Paper[9] and can ultimately be traced back to the Barker Review – Review of Housing Supply – in 2004. However this aspiration to deliver 300,000 homes nationally across England is a significant 58% above the average housing delivery of 190,000 homes a year across England over the last 25 years, and has essentially not been achieved since the 1960s. Many local authorities will need to plan for significantly higher housing delivery than they have seen historically if this is to be achieved.

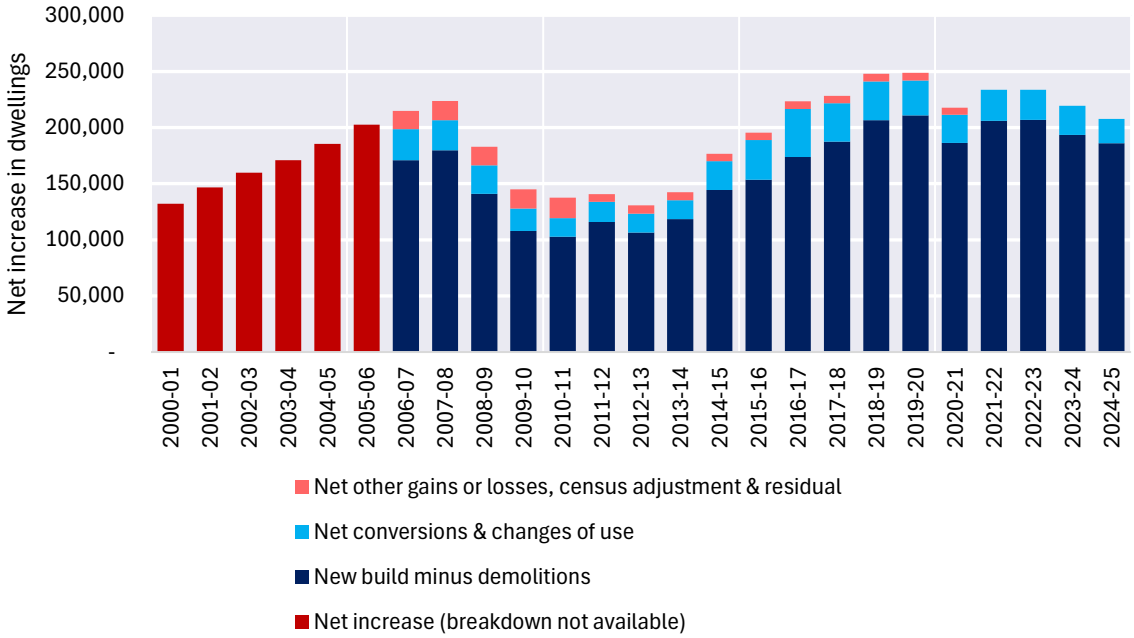
National Housing Delivery Trends

4.3 As Figure 4.1 shows, housing delivery is cyclical. It is influenced by a range of macro-economic factors – including economic performance, interest rates and the availability of mortgage finance. Housing delivery nationally increased between 2000-2008 in a context of a stable and growing economy, strong availability of mortgage finance and the attractiveness of housing as an investment. The credit crunch, driven by sub-prime mortgage lending in the US, led to a rapid shift in lending practices and reduced availability of mortgage finance (and finance for new development) and underpinned the low housing delivery seen through to 2013. The new-build market then improved, supported both by the Bank of England's Funding for Lending Scheme and demand-side support for housebuilding through the Government's Help-to-Buy Equity Loan Scheme through which the Government provided a 20% equity loan to help households buy new-build homes. This scheme ran to 2023 and enabled buyers to purchase a new home with just a 5% deposit.

[8] 2024 NPPF Para 61

[9] Housing White Paper, Fixing Our Broken Housing Market (2017) HM Government

Figure 4-1: Historical Housing Delivery (Net Additional Dwellings) across England, 2000-25



Source: MHCLG Live Table 118, November 2025

4.4 Covid-19 lockdowns resulted in a dip in housebuilding in 2020-21. However, Figure 4.1 shows that the last few years have seen a modest fall off in housing delivery nationally.

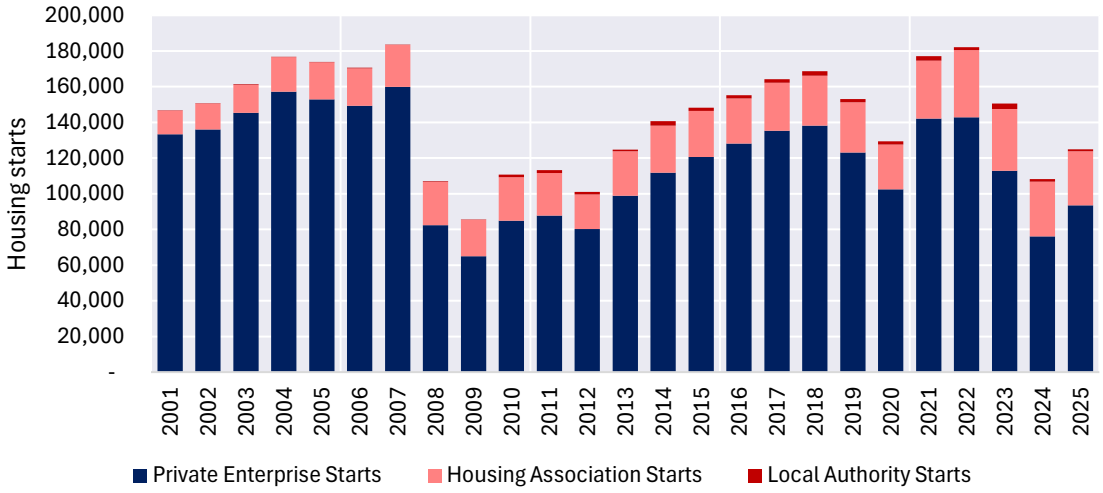
4.5 Housing starts provide a forward-looking indicator of housing completions and a closer reflection of recent market conditions (noting that completions lag starts by several years). The national housing starts position is shown in Figure 2.3 below.

4.6 House building in recent years has also been influenced by rapid increases in construction and labour costs since COVID-19. Together with higher interest rates (which feed through to finance costs for development and households' borrowing abilities), that has contributed to viability challenges on some schemes and a short-term reduction in effective demand for 'for sale' housing. There are other factors which have contributed to different market segments – with the impact of changing building safety standards on urban flatted schemes (and flatted markets) particularly notable.

4.7 These factors, together with the demand-side factors for the sales market described earlier, have led to a notable drop in new build housing starts from a peak of 182,070 reached in 2022 to a low point of 108,140 in 2024, and then 124,860 in 2025. Over the available data which stretches back to 1978, lower levels of starts were only recorded between 2008 – 2013 during the Great Financial Crash (GFC) and credit crunch. Private enterprise starts have been the most affected, with only 76,010 starts observed in 2024 and 93,570 in 2025. We are thus currently at a potential low point in a market cycle.

4.8 The national housing starts position therefore underlines the scale of the challenge facing housing development. There is a clear prospect that nationally, housing completions could continue to decline or remain low for several years.

Figure 4.2: Trends in House Building Starts across England, 2001-2025

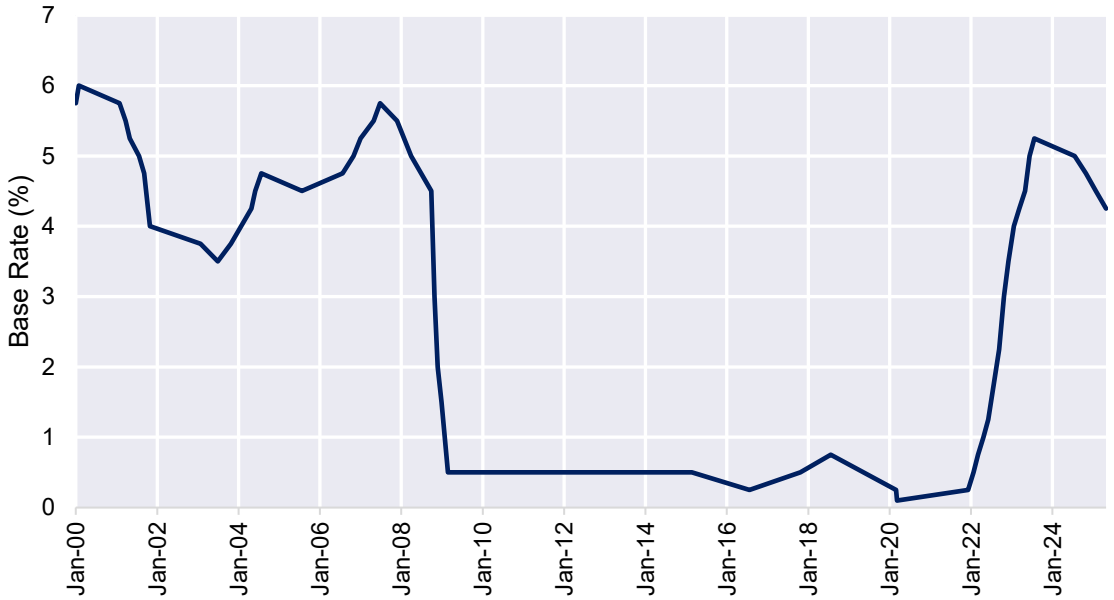


Source: ONS, Table 244, March 2026

4.9 These housing delivery trends have been influenced (as ever) by a multitude of factors, but with a key driver in recent housing delivery trends been an increase in interest rates during 2022 and the first half of 2023 as the Bank of England sought to control inflationary pressures in the economy (driven in part by the influence of rising energy costs driven by the War in Ukraine). Whilst interest rates have started to fall since 2024, with the base rate having dropped from 5.25% to 3.75%, the expected downward trajectory (which Banks had been building into their pricing on fixed rate deals) has been curtailed by the onset of the Iran War in Spring 2026. The short-term trajectory is therefore less certain.

4.10 Figure 4.2 below shows the Bank's base rate since 2020. The recovery in housing delivery nationally between 2013-20 was supported by a period of very low interest rates in a historical context together with the Help-to-Buy scheme which supported a significant quantum of new-build sales. However, these factors also supported house price inflation in real terms, contributing to current affordability challenges which in turn influence the sales market position.

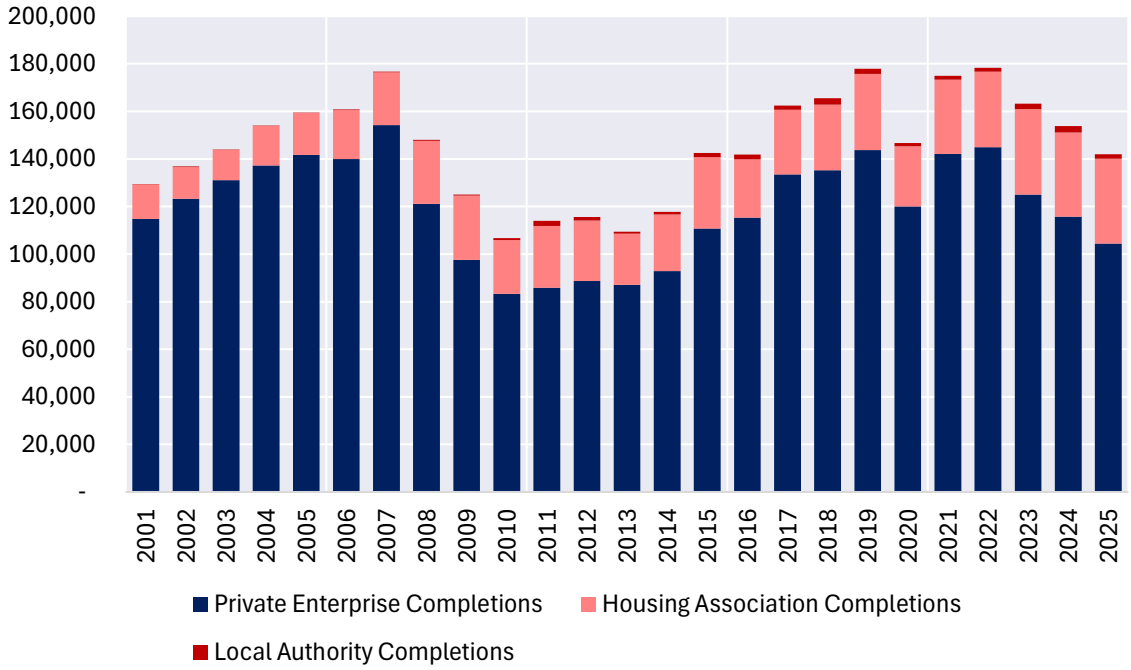
Figure 4-3: Bank of England Base Interest Rate



Source: Bank of England/Iceni

4.11 At a national level, the profile of new-build housing over the last 25 years has been driven by private enterprise, which have accounted for 82% of new-build completions. Housing delivery by housing associations and local authorities is significantly below the levels achieved in the post-war period through to the 1970s and is influenced by the capital funding available to support housebuilding.

Figure 4-4: Delivery of New-Build Housing across England, 2001-25



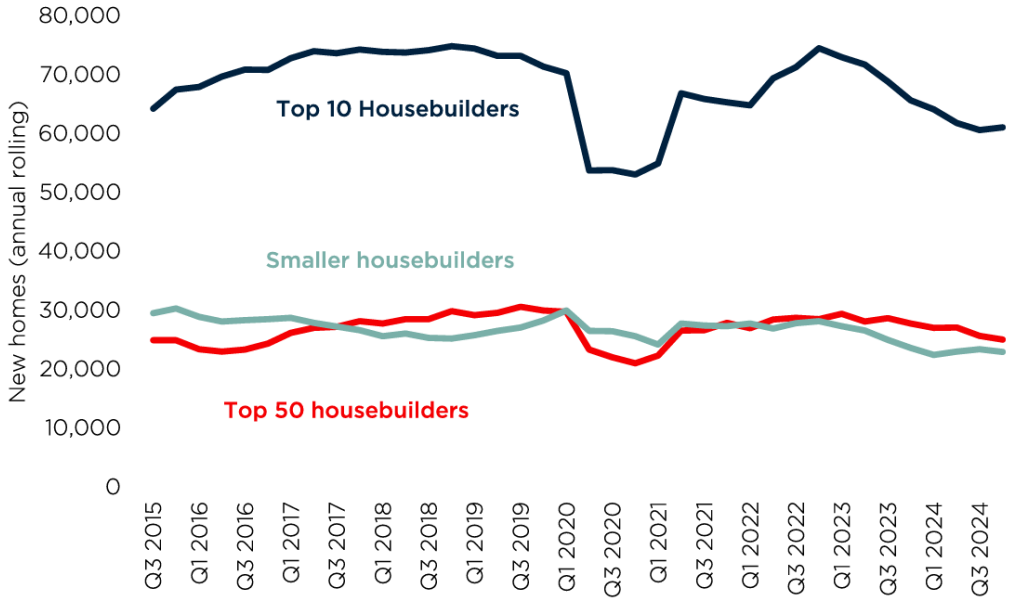
Source: MHCLG Live Table 244

4.12 It is invariable difficult to precisely predict what future capital resources may be made available by successive governments over the 17 year plan period to support affordable housing delivery; or whether the Government may reintroduce demand-side support in the short-term to support housing delivery. Macro-economic dynamics will invariably vary over time. This report needs to be treated within this context and considers potential housing delivery trends based on longer-term dynamics and evidence rather than placing particular reliance on market conditions at the time of writing.

4.13 The mainstay of housing delivery over the past 25 years has been delivery of homes for sale by housebuilders. The housebuilding market in the UK is dominated by a limited number of PLC housebuilders, with the 11 largest housebuilders responsible for around 40% of output.[10] Weakened market conditions have made the market more challenging for SME builders.

4.14 Figure 4-5 below profiles the trend in housing completions across England by different size of housebuilders. It illustrates the importance of delivery by large national housebuilders to the overall trend – with new home delivery declining since late 2022, but the latest data pointing to some levelling off of the trend.

Figure 4-5: Housing delivery by size of housebuilder



Source: NHBC Residential Construction Statistics/ Savills

Note: a similar chart showing data for subsequent quarters is not available

4.15 Both economic factors and planning system issues are likely to have contributed to these trends. HBF survey data indicating that the proportion of developers considering labour cost/availability a major constraint peaked in 2021 and has declined since and sits at a low 8%. Materials availability

[10] Competition and Markets Authority, Final Report

was a major issue for the industry in 2021 and 2022 in particular, but again has eased significantly and is cited as an issue by 10% of developers in the latest survey evidence.

4.16 Set against this, land availability is cited as a major constraint by 42% of developers with those citing planning delays a major constraint running at 75%+. There has been particular growth in the identification of viability pressures (57%) and regulatory/tax burdens (38%) as key supply-side factors inhibiting housing delivery.

4.17 The appetite from Housing Associations for s106 opportunities continues to remain muted at the time of writing. However, the June 2025 Spending Review has earmarked a substantial £39 billion national investment for affordable housing, which is equivalent to £3.9 billion per year – significantly (70%) above the £2.3 billion figure in place under the previous Government. This, together with a long-term rent settlement should go some way to supporting a recovery in affordable housing delivery.

4.18 The new Social and Affordable Homes Programme 2026-36 is expected to see spending reach £4 billion per year in 2029/30 and then rise in line with inflation. This aims to deliver 300,000 homes over the course of the programme; albeit that part of the increase in funding will be necessary to offset higher construction costs.

4.19 At the time of writing in Summer 2026, there are also a range of factors which are putting pressure on residential development viability. These include rising construction costs since Covid-19 – driven in particular by growth in energy costs and labour costs; rising regulatory or policy burdens – which include the Building Safety Levy which is set to come into force in October 2026, biodiversity net gain requirements and the future homes standard; and higher finance costs – influenced by interest rates (as described above). These costs for some schemes or forms of development have grown substantially more than the gross development value (GDV) putting pressure on viability and what planning obligations (including affordable housing) can be supported. These issues are considered further in the Council's viability evidence. For the reasons explained at the end of Section 3, there is an inter-relationship between the scale of affordable housing which a development scheme can support and the potential absorption and build-out rates which can be sustained.

4.20 Planning uncertainty and delays are cited as one of the influences on national housing delivery. Less than 30% of Councils across England have an up-to-date local plan (measuring this as one which has been adopted within the last 5 years). Regular changes to national policies and housing need figures in recent years, together with political changes within individual authorities, have made it difficult for a range of authorities to progress with plan-making. Uncertainties associated with Local Government Reorganisation are the latest prospective challenge.

4.21 There are also evident challenges with local authority planning resources. The RTPI's *State of the Profession 2025: England* report[11] indicates quite clearly that funding for planning services in local authorities was affected significantly by budget cuts in the 2010s and beyond and sits 17% below levels in 2010, adjusted for inflation, with planning policy teams amongst the hardest fit with spending down 29% in real terms. It shows that the times for determining planning applications have increased, with increasing common use of 'Extensions of Time' agreements. It indicates that at the current time, most authorities have one or more vacancies – with particular concentrations at the mid and senior levels. Challenges to filling vacancies included the lack of qualified or experienced applicants; with the Study finding too few younger people joining the profession. Capacity challenges were flagged by two-thirds of public sector planners.

4.22 Recent research by Searchland and the Strategic Housing Group[12] has shown how the combination of the increasing complexity of the planning process combined with these resource challenges have seen the time taken to determine residential major residential planning application increase 3 fold between 2010 and 2025, with median application rising from 107 days in 2010 to 349 days in 2025; with a four fold increase for outline applications from 118 to 439 days. Invariable what goes up can however also come down – with we note the current Government making housing delivery a central tenet of its Growth Strategy and supporting additional investment in the planning system.

Housing Delivery Trends in Cotswold District

4.23 Housing delivery at the local level is significantly influenced by the planning policy context. The chronology of plans prepared to guide development in the District is as follows:

- The Gloucestershire Structure Plan set a requirement for 6,150 dwellings in Cotswold District over the period 1991 – 2011 (average of 307.5 homes a year).
- Cotswold District Local Plan 2001-2011 (adopted April 2006): set a housing requirement for 3,070 homes over the 2001-2011 plan period (average of 307.5 homes a year) to meet the Gloucestershire Structure Plan requirement.
- Cotswold District Local Plan (adopted August 2018): set a housing requirement for 8,400 homes (average of 420 homes a year) over the 2011-2031 plan period, to meet the District's objectively-assessed need.

[11] https://www.rtpi.org.uk/media/sszn0kfz/england-sotp.pdf

[12] https://cdn.prod.website-files.com/62601c0298a844029bd9a1dd/6a27f81817e3d75881d16cd1_The%20Planning%20Slowdown%20-%20Final%201.2.pdf

4.24 In addition, during periods when there was no up-to-date local plan for the District other assessments of objectively assessed need (OAN), and more recently the Standard Method for calculating housing need, provided the level of need considered for decision making on individual development schemes. The chronology of relevant such assessments is as follows:

- The draft Regional Spatial Strategy for the South West, including proposed changes by the Secretary of State (as of 2008), proposed an annual requirement for 345 homes from 2006-2026. This would have been relevant in the late 2010s.

- An assessment of the objectively assessed housing needs carried out in 2013 identified a need for 345 homes per annum,[13] consistent to the scale of need identified in the RSS albeit based on a fundamentally different methodology.

- A report on the objectively assessed housing needs for a broader Housing Market Area including Stroud, Cotswold and Forest of Dean in 2014 identified an OAN for Cotswold of 380 homes per annum from 2011-2031[14]The 2014 OAN assessment was then updated in 2016, increasing the Cotswold OAN between 2011-2031 to 420 dpa[15]. This formed the primary evidence base for the current Cotswold Local Plan, which was adopted in 2018.

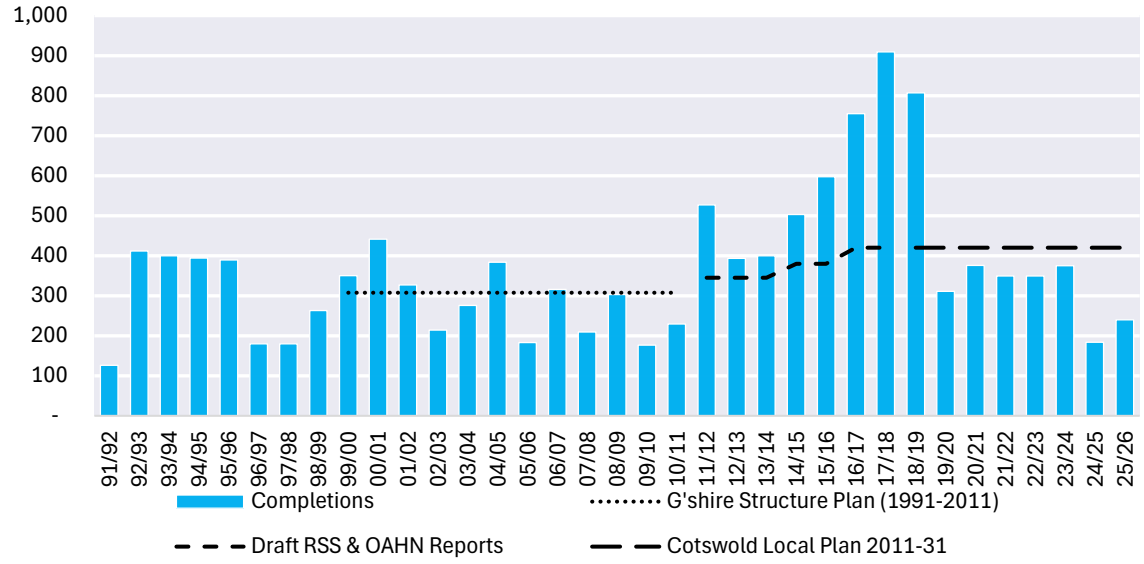
4.25 Historical housing delivery in the District looking back to 1999 is shown in Figure 4.5 below. The chart compares this with the housing requirement figures for the District set in local plans and with the objectively assessed need between 2011-18 when there was no up-to-date plan requirement, as detailed above.

[13] A review of future housing requirements for Cotswold District, Keith Woodhead, Updated March 2014

[14] Objectively Assessed Housing Needs of Stroud, Forest of Dean and Cotswold, NMSS, October 2014

[15] An Updated Estimate of the Objectively Assessed Housing Needs of Cotswold District, Neil McDonald, March 2016

Figure 4-6: Historical Housing Delivery in Cotswold District, 1999-2025



Source: CDC Residential Land Monitoring Statistics (CDC, July 2026)

4.26 The quantum of net completions has evidently varied over time, influenced by both the planning policy position and market cycles. Looking back over 15 years, there is an evident trend of increased housing delivery from 2012 (when the NPPF was introduced) until the point of adoption of the current Local Plan in 2018. There was short period leading up to 2015 when the Council did not have a 5 year housing land supply, which resulted in additional sites being brought forward. However, the Council did not adopt its Local Plan until 2018, and further sites were granted to enable the Council to continue to maintain its 5 year housing land supply.

4.27 The adopted Local Plan strategy for the 2011 to 2031 plan period anticipated higher than average rates of housing delivery in the first half of the plan period, balanced with lower than average rates of delivery on the second half of the plan period. Over the 2014-19 period there was an average of 714 homes a year delivered. As planned, delivery has reverted to lower levels over the last 5 years, averaging 299 dwellings per annum (dpa).

4.28 Over the period since 1999, overall housing delivery has exceeded the requirement being planned for in individual years by 8%. If the current adopted Local Plan period since 2011 is considered, delivery has exceeded the housing requirement by 12%.

Table 4-1: Average Housing Delivery in Cotswold District over different time periods

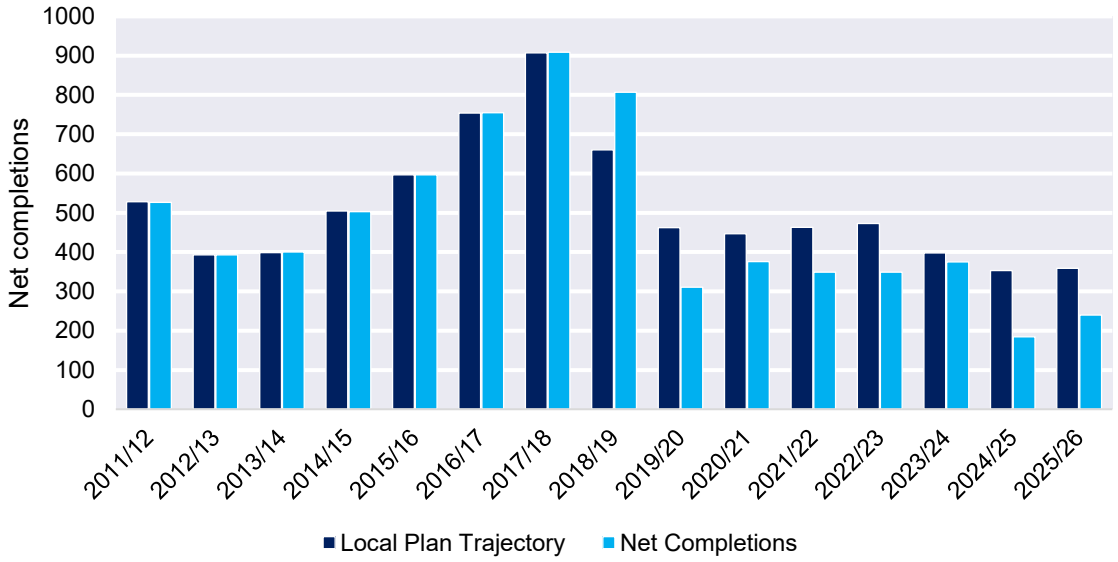
	Average homes per year
5 years (2021-26)	299
10 years (2016-26)	466
20 years (2006-26)	415
30 years (1996-26)	370

Source: CDC Monitoring Data/ Iceni

4.29 As a result of the high levels of delivery above requirements from 2015 – 2019, overall delivery of homes from 2011 – 2026 (7,075 homes) exceeds the local plan requirement over the same period (420 homes per annum over 15 years making 6,300 total) by a significant 12%. This highlights that overall, the District has a good track record in housing delivery.

4.30 Figure 4-7 below compares delivery to the housing trajectory in Figure 1 of the adopted Local Plan. It illustrates that the weaker housing delivery over the period since 2019 was to be expected, but shows that housing delivery over this period has fallen slightly below was anticipated when the Plan was adopted – with weaker delivery in particular in the last 2 years.

Figure 4-7: Comparison of Net Completions to Local Plan Trajectory



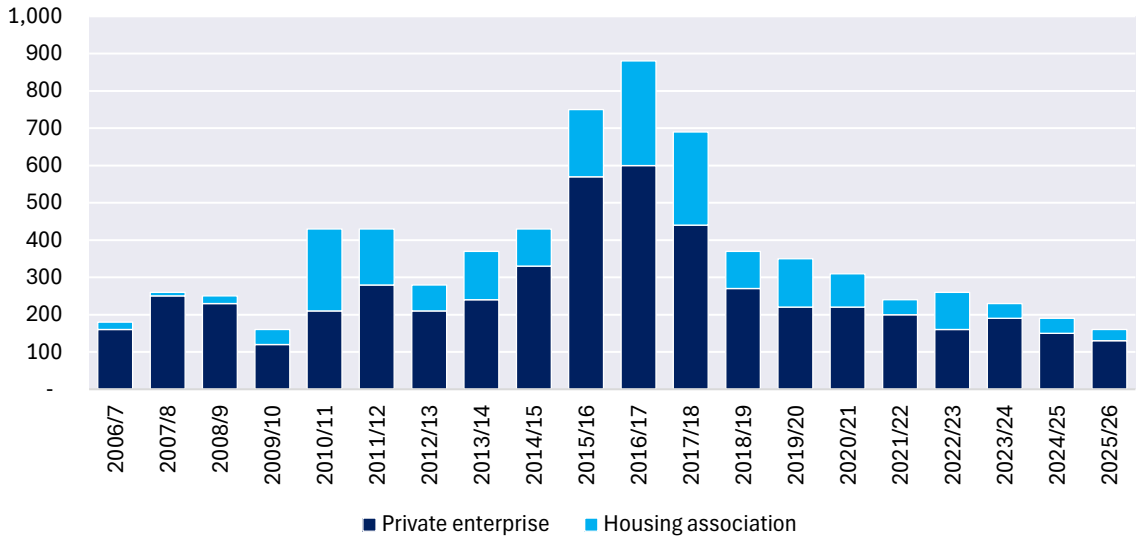
Source: CDC Monitoring Data/Iceni

4.31 This reduced recent delivery is in large part due to delays in development of the Steadings scheme south of Cirencester, which was the only strategic-scale site allocated in the Local Plan. This scheme is around three years behind expected timeframes. There have been delays at multiple points to negotiation, lodgement and approval of planning applications, infrastructure provision and the s106 agreement. These delays are in part due to resourcing issues during and following COVID-19. There have also been viability issues more recently due to cost price inflation during COVID-19. The progress of the scheme, and delays to it, are discussed in more detail in Chapter 6.

4.32 Housing starts show a picture of declining housing delivery in the District, in line with the very low delivery observed in the last two years. While housing delivery peaked in 2017/18 and 2019/20, starts had already started to decline after 2016/17 (noting that housing completions lag starts by a few years). Housing starts have declined steadily since then, with data for 2025/26 reaching a low not seen since 2009/10. The decline has been most pronounced in housing association starts, which as

of 2025/26 sit at 11% of their 2016/17 peak compared to 22% for private enterprise starts. This is potentially indicative of recent viability challenges.

Figure 4-8: Housing starts – Cotswold District



Source: MHCLG Live Table 253

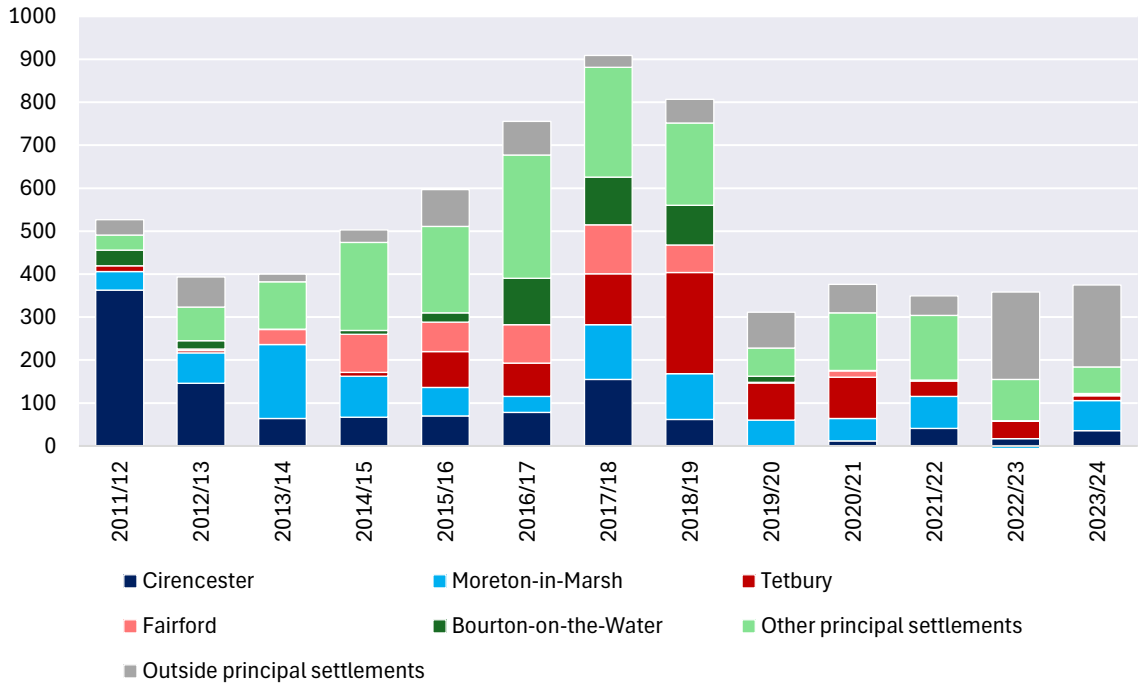
4.33 A breakdown of housing delivery in different settlements within the District since 2011 is shown below. In interpreting the data it needs to be borne in mind that the delivery will be influenced by land supply and past planning policies. The evidence indicates:

- Whilst Cirencester is the largest settlement in the District (and by some margin) it has seen relatively low housing delivery with an average of 85 dpa delivered over the 2011-24 period considered; but just 56 dpa delivered over the 2014-24 decade. The low delivery rate for a settlement of its size points to particular supply-side constraints.
- Moreton-in-Marsh has delivered new homes on a fairly consistent basis, averaging 74 dpa.
- Tetbury similarly has seen stronger delivery at some points, with for instance 123 dpa achieved between 2016-21; but saw very low delivery between 2011-15.
- Fairford saw delivery of an average of 85 dpa between 2014-19; but has seen very limited delivery since.
- Bourton-on-the-Water has seen the weakest delivery of the settlements considered; but did see over 100 dpa delivered between 2016-19.

4.34 These distinctions are very influenced by when larger development sites have come forwards in individual settlements. **The highest delivery rates have come in years when larger sites are**

being delivered in multiple settlements. The analysis highlights the potential to boost housing delivery overall by seeing concurrent delivery in multiple locations in the District.

Figure 4-9: Housing Delivery by Principal Settlement, 2011-24



Source: CDC Monitoring Data/Iceni

4.35 Whilst the historical effect which delay to the Steadings scheme has had on the District's trajectory is notable, with a higher scale of growth being planned for – and the potential for multiple strategic sites – there is the potential for greater resilience. In particular, the wider evidence from the stock growth rates analysis (as considered later in this section) is that those authorities which have sustained overall higher housing delivery rates tend to be those where there has been delivery of multiple strategic sites. Strategic sites often require upfront infrastructure investment, but the economics of development mean that once they are underway delivery tends to be less susceptible to changes in the housing market as initial cost outlays need to be recouped.

4.36 A mix of strategic and non-strategic sites, and a positive approach to windfall developments, are therefore critical to boosting housing delivery rates overall, recognising that smaller sites can come forwards quicker, but that whilst strategic sites have a longer lead-in time, they can play a key role in driving overall housing delivery in the middle and latter parts of a plan period.

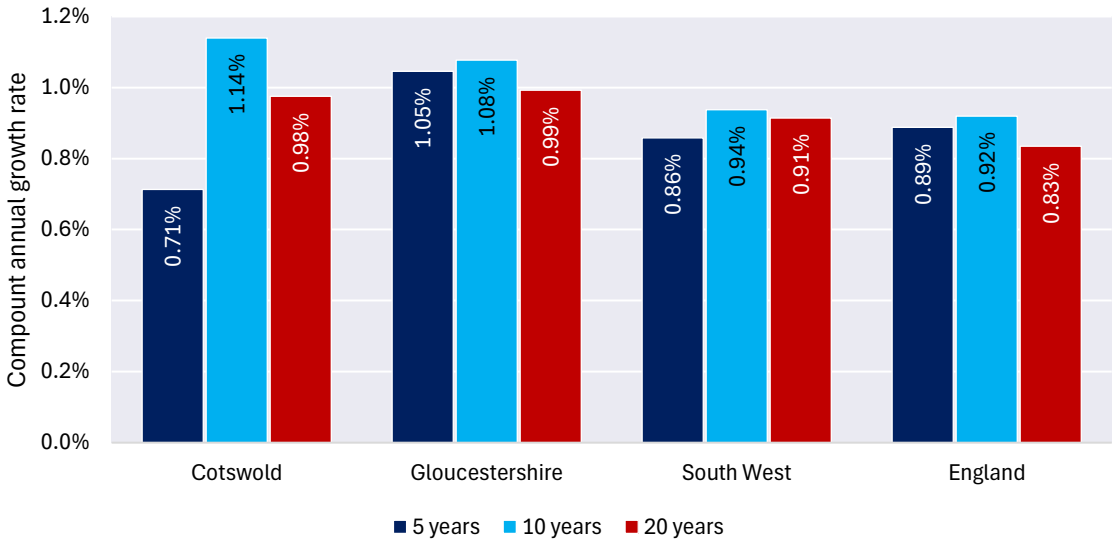
Stock Growth Rates

4.37 To compare rates of housing delivery against other places, we express housing delivery as the rate of growth in housing stock. This uses MHCLG dwelling stock estimates and expresses housing delivery as a Compound Annual Growth Rate (CAGR).[16] Over the last 10 years (2015-25), the District's housing stock has grown by an average of 1.1% per annum. Taking a longer 20 year timespan (2005-25), the rate of stock growth seen is slightly lower at 1.0% per annum.

4.38 By comparison, England as a whole has been delivering around 0.9% growth per annum, with a slightly lower rate in the longer-term 20-year time period due to low delivery following the global financial crisis and credit crunch. Similar rates are seen for the South West, and slightly higher rates for Gloucestershire (as shown in the figure below).

4.39 Comparing Cotswold to these benchmark geographies, Cotswold's housing stock growth rate over the last five years has been relatively low, while the 10-year growth rate has been above average and the 20-year rate broadly in line with benchmarks.

Figure 4-10: Stock growth rates over last 5, 10 and 20 years



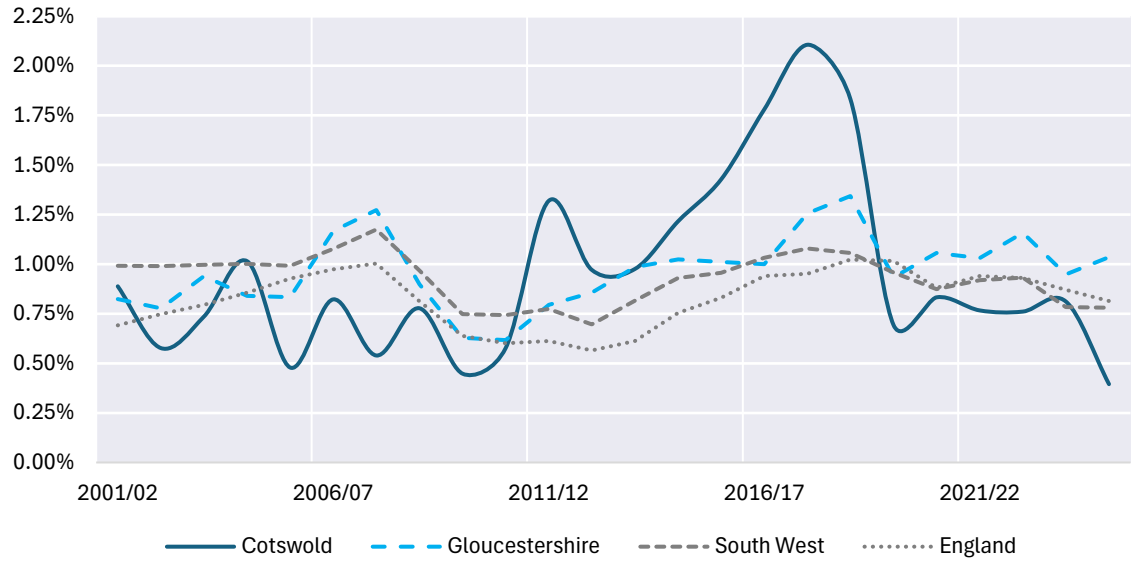
Source: MHCLG Live Table 125/ Iceni

4.40 The figure below provides more detail on how Cotswold's housing growth rate has varied over time in comparison to these benchmark areas. It illustrates that both through the 2000s and since 2020, housing delivery in the District has fallen below wider benchmarks. It did however exceed that across the wider benchmark geographies between 2011-19, corresponding with the increased completions

[16] MHCLG Live Table 125

in this period. Over the 5 year period from 2013-19, a 1.5% pa growth rate was achieved in the District.

Figure 4-11: Housing Stock Growth against wider geographies

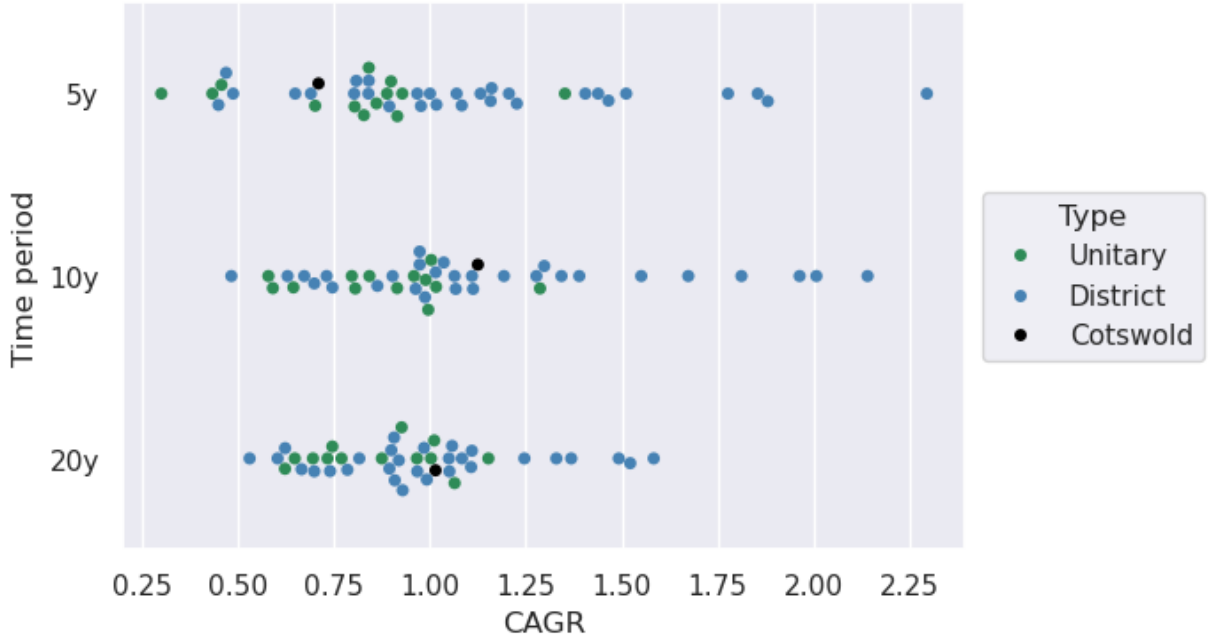


Source: MHCLG Live Table 125/ Iceni

4.41 It should be recognised that many authorities have delivered housing at well above the national rate in recent years. To assess this, the following figure shows the maximum housing stock growth rates achieved since 2001 over 5 years, 10 years and 20 years in each authority in the South-West Region. As Cotswold sits on the border of the region, authorities in counties adjoining Gloucestershire (i.e. Oxfordshire, Warwickshire, Worcestershire and Herefordshire) have also been included.

4.42 This illustrates that while many authorities have performed more poorly than Cotswold, **there are clear precedents for higher rates of housing growth being sustained**. High growth rates achieved in other authorities have been around 1.4% - 1.6% over a full economic cycle (20 years), up to around 2.0% or somewhat above over the medium term (10 years), and over 2.0% in the short term (5 years).

Figure 4-12: Housing stock growth rates over last 5, 10 and 20 years in South West and in counties bordering Gloucestershire



Note: Each dot represents one local authority

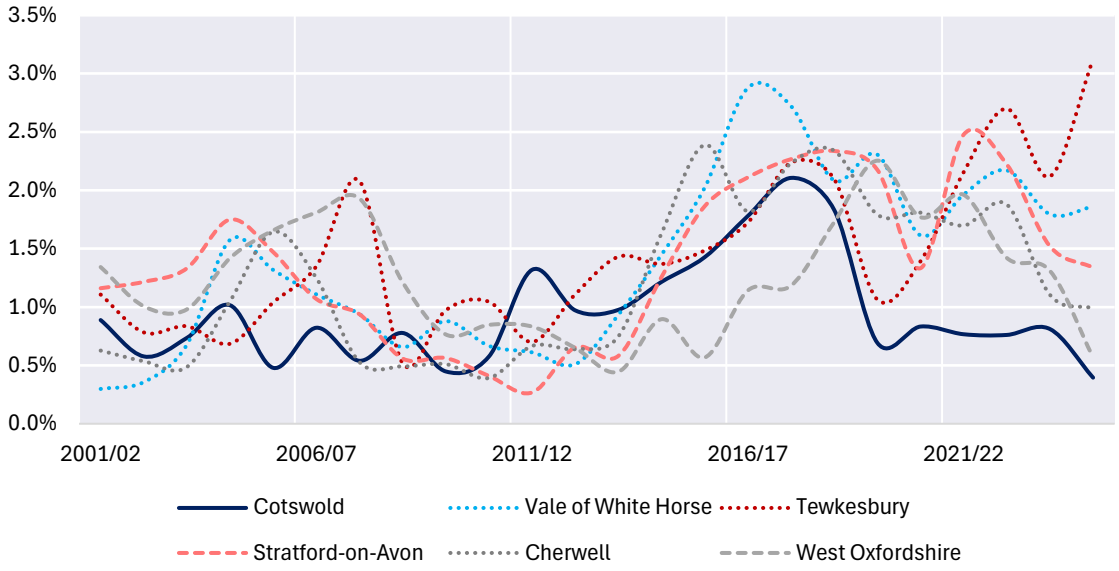
Source: MHCLG Live Table 125/ Iceni

4.43 In considering the potential to support higher housing delivery performance, it is instructive to compare housing delivery performance against nearby higher growth areas – which include similar higher value housing markets in Oxfordshire. Analysing the performance in the some of the best performing areas is helpful in considering what housing delivery rates (in terms of stock growth) may be potentially achievable. The analysis is shown in Figure 4.9 below, while Table 4.2 shows the authorities from the South-West region or counties bordering Gloucestershire with the highest 5-year housing stock growth rates.

4.44 There is a context to the trends seen in different areas which is important in understanding changes in housing delivery performance over time. Stratford-on-Avon District for example saw a moratorium on new housing development in the late 2000s (intended to support investment in the metropolitan areas in the West Midlands region), but has seen increased delivery since the adoption of its Core Strategy in 2016.

4.45 The Oxfordshire authorities published a Strategic Housing Market Assessment in 2014 which set out higher housing need than previous plans were based on. This has contributed to significantly higher housing delivery in Vale of White Horse, Cherwell and West Oxfordshire – albeit that in the latter, the recent trend reflects the delay to the delivery of the number of strategic allocations in the 2018 Local Plan.

Figure 4-13: Comparing Housing Stock Growth against nearby Higher Growth Locations



Source: MHCLG Live Table 125/ Iceni

Table 4-2: Maximum stock growth rates achieved since 2000 in highest-growth authorities in the South West and in counties bordering Cotswold District

Authority	5-year	10-year	20-year
Vale of White Horse	2.4%	2.1%	1.5%
Tewkesbury	2.3%	2.0%	1.6%
Swindon UA	2.2%	1.7%	1.3%
Stratford-on-Avon	2.2%	2.0%	1.4%
Cherwell	2.1%	1.9%	1.3%
Rugby	2.1%	1.7%	1.5%
South Oxfordshire	1.8%	1.6%	1.1%
West Oxfordshire	1.8%	1.4%	1.3%
Wychavon	1.8%	1.5%	1.1%
West Devon	1.7%	1.5%	1.1%
Torridge	1.6%	1.5%	1.2%
Cotswold	**1.6%**	**1.3%**	**1.1%**

Source: CDC Monitoring Data/ Iceni

4.46 The analysis illustrates how a number of local authorities have seen the market respond positively to planning for significantly higher housing delivery than they have seen historically. Drawing the analysis together, we would note in particular the following:

- Housing delivery is typically cyclical influenced by macro-economic factors which influence demand and viability. The local plan period for Cotswold's Local Plan is likely to include periods of stronger and weaker macro-economic circumstances;

- At a local level, the evidence shows that historical planning policies play a key role in influencing housing delivery. It is therefore very important to understand these in interpreting historical housing delivery figures. In Cotswold District, housing delivery has exceeded the level of housing provision being planned for by between 8-12% (depending on how this is appraised and the time period used).

- The District has historically been planning for between 308 – 420 homes a year. The Standard Method LHN is substantially higher than this at 1054 dpa, by a factor of over 2.5, but historical delivery alone cannot be said to imply that this cannot be delivered – as the District has not been planning to do so.

- The Standard Method implies sustaining 1.9% pa growth in stock across the plan period. There are some limited examples of other authorities achieving similar growth rates over the last decade, and therefore this is not unachievable *per se* – albeit the evidence shows that it is very ambitious.

- Achieving this ambitious rate of growth will likely require variety in the delivery of housing – spatially, with growth at a number of different locations with the District; and in terms of products – with a clear case for considering how broader 'product differentiation' can help to build resilience into the housing trajectory.

4.47 We test the potential trajectory for growth in Section 7.

5. FACTORS AFFECTING LEAD-IN TIMES & BUILD-OUT RATES

5.1 Build rates – how fast sites will deliver homes – are an important component of developing and considering the housing trajectory has part of the plan-making process. In this section we consider both national and local evidence of build rates, and factors which could affect what the build rate might be. We also address potential lead-in times, which describe the time for submission of an initial planning application for a site to first completions.

National Research

5.2 Research by Lichfields' entitled *Start to Finish* has considered lead-in times and build-out rates for different sizes of residential sites. The latest evidence is set out in the 3rd Edition of the research, which was published in September 2024. The research focuses on sites of 500+ dwellings.

Lead-In Times

5.3 Lichfields' analysis of lead-in times considered and disaggregated a 'planning approval period' which related to the time from the validation of the first application to when the first detailed permission was issued; and then a 'planning to delivery period' which extended from this point to the completion of the first home. The overall 'lead-in time' covers both elements.

5.4 Table 5.1 shows the average (mean) lead-in time shown in the Lichfields data by site size; but also median figures which remove the skewing effect of a selected number of schemes which can be 'stuck in planning' for an extended period and which we consider therefore constitute a more appropriate starting point. It also shows the 'upper quartile' (UQ) and 'lower quartile' (LQ) values which show that there is a reasonable range across the lead-in times of the schemes examined – from those that are delayed somewhat (either at the planning stage or thereafter) as well as credible examples, at the LQ level, of schemes progressing notably quicker.

Table 5-1: Median and LQ/UQ Lead in Times (Years) by Site Size in Lichfields national research

Scheme size	LQ Lead-in Time	Median Lead-in Time	UQ Lead-in Time
50-99	1.4	2.7	5.9
100-499	2.6	5.2	9.0
500-999	2.7	4.0	6.6
1000-1499	3.7	5.4	8.3
1500-1999	3.7	5.3	6.9
2000+	4	6.3	7.9

Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.5 The time period from submission of outline applications of larger sites through to first completions takes into account that in a range of instances, the outline application will be pursued by a land promoter; and then the site will be marketed to housebuilders with outline consent. The 'planning to

delivery period' also allows for the discharge of pre-commencement conditions and preparatory works on site as well as the building of initial homes before 'first completions' are achieved.

Build-Out Rates

5.6 Lichfields' analysis of build-out rates again focuses on larger sites and is based on taking annual completions data and then extrapolating build rates from this. Their report sets out that the data excludes any sites which have less than three years of completions data as such completions data would (often) not cover whole monitoring years which could distort the analysis. This means in particular that the results will be less reliable for smaller sites.

5.7 The core outputs of the research show mean and median build out rates, which we have replicated below.

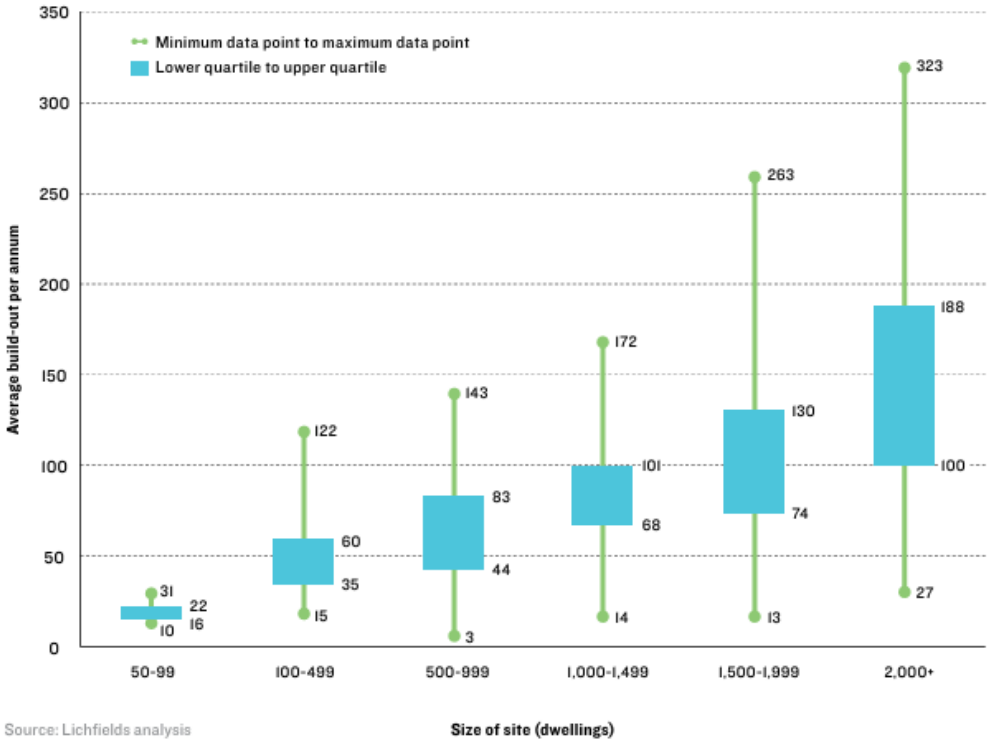
Table 5-2: Mean and Median Build Out Rates by Site Size in Lichfields national research (annual sales)

Scheme size	Mean	Median
50-99	22	18
100-499	55	44
500-999	68	68
1000-1499	107	87
1500-1999	120	104
2000+	160	138

Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.8 However again, their analysis shows a notable spread of build rates across the sample of sites considered, as Figure 5.1 below shows; and the report itself comments on the wide range of factors which can influence the build-out rate.

Figure 5-1: Variance in Build Out Rates by Site Size in Lichfields' national research



Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.9 Factors which can influence the build-out rate include the strength of the local market, macro-economic influences (from interest rates to support to new-build sales from the Help-to-Buy scheme) to the level of affordable housing provision. The Lichfields' research showed higher housing delivery on

- Greenfield sites, which deliver on average 32% higher build out rates then brownfield sites, which tend to be more complex to deliver and may require remediation. Flatted brownfield development tended to have a more lumpy build-out (as blocks of flats are typically completed at a single point) and be more susceptible to market downturns.

- Sites in areas with more acute affordability pressures (e.g. high affordability ratios). Higher demand areas (those with work a workplace affordability ratio above the national average) were found to have built-out rates 26% higher than lower demand areas.

- Higher levels of affordable housing (this is discussed in more detail below).

5.10 It also identified that the number of outlets was a key factor influencing the build-out rate. This aligns with our experience. The number of outlets is therefore directly relevant to the built out rate which sites might support.

Table 5-3: Average Completions per Outlet in Lichfields' national research

No of Outlets	Average annual completions	Average completions per outlet
1	69	69
2	123	62
3	164	55
4	230	57
5	286	57

Source: Lichfields Start to Finish (3rd Edition, Nov 2024)

5.11 It is worth highlighting the potential for the high levels of affordable housing delivery to support high build out rates overall if viable. This is because affordable housing is a separate source of demand to general market sales, and so given the same sales rate a higher percentage of affordable housing can lead directly to a higher overall build out rate, as explained is Section 3

5.12 This is consistent with Lichfield's findings that schemes with higher percentages of affordable housing had higher build out rates than those with lower percentages, however Lichfields note that those schemes delivering high percentages of affordable housing are also likely to be those in higher value areas with strong markets.

5.13 Housing product mix and diversity also has a role in driving higher build out rates. Lichfields research notes a lack of consistent data on housing mix and type to support this conclusion. Nonetheless, mixed tenure is noted as a factor facilitating higher build out rates in both the Central Government's recent working paper on speeding up build out rates[17] and in the Letwin Review. Build to rent or specialist housing types like older persons accommodation can be delivered independently of the market for general sales and so facilitate higher delivery rates. They can also have a role in improving scheme viability particularly in the context of a downturn or otherwise constrained housing sales market.

5.14 Comparing the factors identified to increase build out rates with Cotswold District, Cotswold's adopted Local Plan (2011-31) sets a 40% affordable housing requirement on Greenfield sites and a 30% requirement on brownfield sites[18], is a high demand-area as measured by a very high workplace affordability ratio, and has a land supply composed almost entirely of Greenfield sites. All of these factors would support higher build out rates, particularly on larger schemes providing tenure and products diversity. However, it is also noted that Cotswold is a relatively rural district, parts of which are relatively far from major employment centres, which would suggest some constraints on potential build-out rates.

[17] Planning Reform Working Paper: Speeding Up Build Out, MHCLG May 2025

[18] The requirement in the emerging Local Plan will be informed by updated viability evidence

Local Evidence

5.15 There are only a few recent sites of larger scale which have been developed in Cotswold district to provide local evidence of lead in times and build out rates. The only strategic site which has been coming forwards in recent years is the Steadings in Cirencester, which includes 2,350 homes and 9.1ha of employment land, but of which only an initial phase (Phase 1a) has been delivered to date. The progress of this scheme up to now as well as future build-out prospects are discussed in more detail in the next chapter.

5.16 However, it is noted that development of this scheme is running around 3 years behind the time frame initially envisaged in Council's current local plan, and that the lead in time until first home delivery has been unusually long and initial delivery rates low as only a single 68 dwelling phase has come forward to date. It is understood that this has resulted in large parts from delays in the s106 and planning approvals processes, in part due to resource limitations resulting from COVID-19.

5.17 As discussed in the next chapter, it is anticipated that build out rates at the Steadings will accelerate now that multiple phases of reserve matters have been approved and enabling infrastructure is now in place.

5.18 It is considered that the factors that have slowed development at the Steadings would not necessarily apply to other sites, and so the Steadings is of limited utility in providing local evidence of likely lead in times. However, this does highlight the need for planning approval and infrastructure negotiation processes to be adequately resourced and supported by Council in order to deliver the scale of housing required by the Standard Method and proposed in Council’s emerging Local Plan.

5.19 Given that there are relatively few larger scale sites that have been developed recently in Cotswold, a broader area than the District is needed to provide local evidence on potential build out rates. Iceni has completed analysis of local build out rates through the emerging Gloucestershire HENA. To do so, Iceni analysed data for Gloucestershire showing the number, timing and location of lodged EPC certificates for new dwellings across the six Gloucestershire authorities. The analysis spans different economic cycles.

5.20 Postcode-level data was manually grouped to identify development sites of different scales, with the number of certificates per year then providing an indication of the build out rate on each site. This analysis intended to assess build-out-rates in a typical year, and so any data for the first or last year of development in which only a few homes were completed (i.e. development was just starting or finishing) was excluded.

5.21 EPC certificate lodgement timing can differ slightly from housing completions as recorded in Council monitoring data, which should be considered as a more accurate picture of development progress

and build out rates. However, the analysis intended to provide an estimate of build out rates across Gloucestershire's six authorities, noting differences in monitoring data availability and format (and that in many cases detailed and consistent monitoring data for a longer time period was not available).

5.22 The Gloucestershire-wide results for greenfield development are shown in the table below, grouped by site size.

Table 5-4: Build out rates in Gloucestershire (2008 – 2025) – Greenfield development sites

Scheme size (number of units)	Lower quartile	Median	Upper quartile	Number of sites considered
50-99	25	31	47	54
100-199	32	37	55	29
200 – 499	54	61	78	26
500 – 999	105	112	121	8
1,000+	130	133	155	3

Source: Iceni analysis of EPC data

5.23 Observed build out rates were generally slightly faster than those found nation-wide in the Lichfields research. However, only a limited sample of very large sites (1,000+ homes) was able to be profiled in Gloucestershire, and detailed analysis of site-by-site constraints / considerations was not undertaken.

5.24 When considering sites in Cotswold District specifically, there were average build-out rates of 34, 42 and 70 per annum for sites of 50-99 units, 100-199 units and 200-499 units respectively. **These local rates for sites in Cotswold District again sit at the upper end of those detailed in the Lichfields research** (noting that Lichfields provides value for 100 to 499 units and does not break this down further). In the 200-499 unit category there were schemes in multiple parts of the district including Tetbury, Cirencester and Moreton-in-Marsh. Several of these achieved peak delivery rates of 90 homes per annum or higher.

5.25 No 500+ unit schemes within the Cotswold District were available for inclusion in the analysis. As a result, local evidence for Cotswold District is too limited to provide detailed figures to be directly applied in the Cotswold trajectory for large strategic allocations.

5.26 Nonetheless, the Gloucestershire-wide analysis and more limited results for Cotswold suggest that **build out rates in line or towards the top of ranges shown in national evidence** (for example as provided in Lichfields Start to Finish) **should be achievable**.

Infrastructure

5.27 Infrastructure availability can act as a constraint on when planning permission can be granted and development can start on site. These issues are being considered more fully in Council's Water Cycle Study and Infrastructure Delivery Plan. The Water Cycle Study deals with both water supply and waste water. For water supply, the majority of the District falls within Thames Water's Swindon and Oxfordshire Zone. A surplus in water supply in this zone is identified to 2030, but potential deficit beyond this requiring implementation of demand management and supply measures. It will be important that the Council continues to engage with Thames Water on these issues, and that the growth trajectory in the Local Plan feeds into the preparation of future Water Resource Management Plans.

5.28 It is understood, based on work underway, that there could be constraints on waste water treatment capacity in several settlements within Cotswold District later in the plan period, including potentially Ampney St Peter, Northleach, Fairford and Moreton-in-Marsh. These areas are served by Thames Water[19]. There is a further issue relating to storm overflows in the Moreton-in-Marsh area. Additionally, there is some potential investment which could be required to support development around Mickleton and Willersey, where waste water is managed by Severn Trent.

5.29 The timing and scope of Sewage Treatment Work (STW) upgrades required is unknown at the time of writing, and subject to further engagement with Thames Water. Thames Water may therefore require Grampian conditions to be placed on planning consents where there are infrastructure constraints, which could impact on site lead in times, and may limit delivery within the plan period.

5.30 On waste water collection, there is a need for early engagement between the utilities providers, Council and developers and joint working to develop foul drainage strategies for sites including the use of SuDS to manage surface water run-off.

5.31 To be included within the housing land supply, sites must be capable of being delivered within the relevant timeframe and satisfy the deliverability requirements. However, inclusion within the housing land supply does not guarantee that a site will be delivered, as delivery ultimately depends on a range of factors outside the Council's control, including market conditions, landowner intentions and developer decisions.

[19] Parts of the district are served by Severn Trent Water and Wessex Water

6. PROPOSED STRATEGIC ALLOCATIONS

6.1 In this section of the report we move on to consider the delivery of potential strategic sites within the Plan. Our analysis is informed by information provided by site promoters to Iceni as part of the preparation of this Study and selected further meetings or discussions to interrogate the delivery position and timescales. It is also informed by emerging masterplanning of the strategic sites – the masterplans were still evolving at the time of writing to reflect further evidence, and our advice on the capacities of these sites is based on the version of the masterplans that was shared with us in June 2026.

The Steadings, Cirencester

6.2 The Steadings is an existing strategic site which was allocated for up to 2,350 dwellings, and approx. 9.1 ha of employment land in the extant Local Plan, which was adopted in 2018. An outline planning application for development was submitted in January 2016, supported by technical evidence, an indicative layout and phasing plan; with the position at the time of the previous local plan examination being an expectation that Phase 1a could come forward first whilst development main part of the site could start on site in 2021 with c. 1,800 homes completed on the site by March 2031.

6.3 The Council also adopted a Community Infrastructure Levy (CIL) Charging Schedule in June 2019. The Steadings was zero rated for CIL, meaning that's all infrastructure delivery would be secured through S106 contributions.

6.4 The January 2016 outline planning application (16/00054/OUT) was consistent with the Local Plan allocation (up to 2,350 homes etc.) but set a 30% affordable housing requirement. The scheme also included provision for up to 100 units of student accommodation and 60 homes for the elderly. Outline consent was granted in April 2019, indicating a 39 month determination period for the outline application.

6.5 Bathurst Developments Limited (BDL) is acting as a master developer for the site and is delivering infrastructure to provide serviced parcels to the market. The eastern section of the spine road through the site, from Spratsgate Lane to open up Parcels 2A/B/C, has been constructed and was completed in Spring 2025. Improvements to the Fire Station Roundabout were completed in Autumn 2025. Spratsgate Lane has been realigned.

6.6 Reserved Matters (RM) for Phase 1a of the development, for 68 dwellings, was subsequently approved on 29th November 2021 (20/04343/REM). This has been completed by regional housebuilder, Harper Crewe.

6.7 RM applications for infrastructure to support the development – including earthworks, remodelling and SUDS infrastructure for Phase 2 (23/02253/REM) and for the road infrastructure to serve Sub-Phases 2a, 2b and 2c (23/02252/REM) were subsequently approved in December 2023. The RM for extension of the spine road to serve Phases 2D and E was approved in January 2026 (25/02186/REM).

6.8 Parcels 2A, 2B and 2C were acquired by Homes England from BDL in mid 2021. Homes England selected Keepmoat to take forwards Phase 2A who are due to start construction on site in Autumn 2026 for 100 homes (including 31% affordable). A Reserved Matters application was submitted in September 2025 and permitted in January 2026 (25/02763/REM). Development partners have now also been appointed on Parcels 2B and 2C.

~~6.9~~ HarperCrewe has been selected by BDL to deliver Parcel 2D (129 homes including 31% affordable). A Reserved Matters application has been submitted to the Council for Phases 2D and E (26/01237/REM) and construction of these parcels is due to start on-site in Autumn 2026. This will progress alongside extension of the primary street through Parcels 2D and 2E.

6.10 In addition to the above, BDL is progressing the detailed design code for Parcels 2F, 2G, 3D and 3H. Once the detailed design code is in place, reserved matters applications for the spine road and open space can be progressed; and housebuilders selected to develop these parcels.

6.11 The site has progressed more slowly than was envisaged at the time of the last Local Plan Examination with around a three year delay. This is due mainly to the time taken to finalise the S106 agreement, together with delays associated with supply shortages associated with Brexit and the impact of Covid-19 which influenced the timings for the approval and delivery of initial infrastructure. It took longer than envisaged from the granting of outline consent to the first discharge of conditions applications to be submitted, to agree the design of Parcel 1A, discharge planning conditions and agree the Detailed Design Code for sub-phases 2A, 2B and 2C. The Covid-19 pandemic also impacted both the promoter's progress and the Council's resources and ability to discharge planning conditions as staff were redeployed to assist with the Council's response to the pandemic.

6.12 However, the position now is that there is significant on-site and off-site infrastructure in place to support delivery at pace. Completions on Phases 2A and 2D/E are both expected to come forwards from mid 2027 with 2B/C delivery completions starting in 2029 bringing the number of sales points to three. This increased delivery is supported by Homes England's involvement whose specific remit is to accelerate housing delivery and support an increase in the build-out rate to 120-160 dpa, based on 2-3 outlets delivering concurrently.

6.13 To accelerate the pace of delivery further, it will be necessary to open up further sales points at the northern end of the site, accessed from the A419 Tetbury Road. Based on engagement with BDL,

Iceni understand that there is a significant infrastructure cost associated with doing so – including the realignment and dualling of the road and construction of a new roundabout. We consider that there is a clear case for the Council, Homes England and BDL to work together to consider how the delivery of this infrastructure could be brought forwards to accelerate the delivery of The Steadings site. Homes England is already involved in the site and has capital grant programmes to support strategic infrastructure, such as the Brownfield, Infrastructure and Land Fund and New Homes Accelerator; whilst the National Housing Bank has been established and has loan funds available to support the infrastructure financing and attract institutional capital to support schemes such as this.

6.14 The trajectory assumes that this can support opening up initial completions on the western parcels from 2032/33. This could see the built rate potentially increase above 160 dpa through opening up new land parcels off the Tetbury Road.

6.15 The trajectory provided by BDL assumes average delivery rates of around 140 dpa is achieved on this site, and indicates the potential for up to 4 developers to delivering concurrently (together with affordable housing provision). Whilst this is informed by current evidence, in a longer-term context we would consider this to be conservative and cautious – with evidence of stronger market conditions supporting sales of up to 1 per week. In addition, there is potential for the site to support broader product differentiation, and whilst it includes some provision for specialist housing, provision of single family build-to-rent development would also be possible, would cater for a different market segment and could support higher overall build-out rates (BORs). The potential for this is particularly in the second half of the plan period when a second major access point from the Tetbury Road opens up further land parcels. The potential for higher delivery rates to be achieved is supported by Homes England involvement in the site – where developers are contractually obligated to deliver homes at pace.

6.16 There is clear evidence that as multiple parcels come forwards, the pace of delivery of this site will increase. Our conclusions on the trajectory take this into account resulting in a build rate of 140-150 dpa which remains cautious and could be exceeded. This would result in at least 2,100 homes (rounded) being delivered over the plan period on this site, and a contribution of 600 homes in the assumed five year period from adoption of the Plan (2028-33). We would recommend that the Council considers further the potential for slightly higher delivery rates to support the build out of the full 2,282 remaining homes over the plan period.

The Steadings southern extension, Cirencester

6.17 A southern extension to The Steadings, on 116.5 ha of land, is being promoted by BDL through the local plan preparation process. BDL envisage that these will come forwards concurrently with The Steadings site above, with its emerging masterplanning work envisaging a more rural or semi-urban character to the development on this site and different housing product offer.

6.18 The Council's capacity work and preparation of concept framework plans indicates that the site has capacity for c. 1,400 homes. It would include a local centre together with a 2FE primary school (collocated with the neighbourhood centre) and employment land, which is envisaged to be located close to Spratsgate Lane. Higher density development is envisaged around the local centre and public transport corridor running through the site. The development would also deliver open space and Suitable Alternative Natural Greenspace (SANG).

6.19 It is envisaged that access to the site would be taken from both Spratsgate Lane to the east, and from Tetbury Road (A333) and from the A429 on the western side of the site. Much like The Steadings above, this provides the potential to support multiple sales points.

6.20 The enhanced scale of site, through the allocation of this land, would open up the potential to deliver additional sales points; with the development utilising some of the key upfront infrastructure which has (or will) be delivered as part of the existing Steadings site. Its inclusion within the Plan can be expected to help fund and deliver infrastructure and indeed helps to support a business case for public investment in infrastructure provision to accelerate delivery. We understand that discussions between Homes England, BDL and the Council on these matters are underway.

6.21 Our assumptions on the build out of The Steadings in the sub-section above take account of the expectation that this additional land will come forwards. There is potential for initial development to come forwards off Spratsgate Lane, taking account of existing infrastructure investment in this area to support initial phases. We understand that a technical team is in place, and baseline reports have been prepared; with the potential for an early application to be made on this eastern parcel by the end of 2027. An outline or hybrid application for the wider site is then expected to progress following adoption of the Local Plan. There is potential for the site to support up to 3 sales points delivering concurrently, as well as other specialist forms of housing which could include self/custom-build and retirement/ care provision.

6.22 Taking account of the above, we consider that it would be reasonable to assume first completions in 2031/32 and that the additional land would increase the build rate at the Steadings by c. 50 dpa in the middle part of the plan period, and potential for 60 dpa in the latter years as delivery at the Steadings existing allocation and other sites at Cirencester slows. We estimate that the site on this basis would support delivery of 585 dwellings over the plan period.

Land south-east of Cirencester and south of Preston

6.23 This strategic site includes two land parcels, totalling c. 100 ha, and is envisaged to accommodate c. 1,300 homes. The south-western side of the site is being promoted by Bloor Homes who have a hybrid option agreement in place with the landowners. Significant due diligence work has been undertaken and technical survey work is underway at the time of writing; with a pre-application advice

applications submitted to Gloucester County Council to agree the scope of the transport assessment, site access and active travel measures. Pre-development service enquiries with utilities providers are also underway.

6.24 Access to the site is envisaged from Cirencester Road and will need to be delivered to open the site up. The site is envisaged to include key infrastructure including a 2FE primary and 6FE secondary school co-located with a local centre, strategic open space and a large area of Alternative Natural Recreational Greenspace (ANRG). It will also include employment provision on land adjoining the A419, mobility hub plus active travel improvements along A419 Cirencester Road. Phasing and delivery triggers would be negotiated as part of the planning application.

6.25 Bloor intends to engage the District Council in pre-application discussions in 2026 and subject to the outcome of these, intends to submit an outline planning application in 2027. It intends to enter into a Planning Performance Agreement (PPA) with the Council to support timely determination. Bloor's intention is to manage the delivery of the site. It has indicated that they envisage a start on site in 2029/30 with first completions around mid-2030 with a minimum of two sales points (flags), either through its own brands[20] or through involvement of other housebuilders. Bloor has indicated that this would support a build-out rate of 100 dpa initially rising to 150 dpa.

6.26 The northern part of the site is controlled by promoter, Robert Hitchins. This land would be necessary to support the northern access to the site from the existing Siddington Park roundabout on the A419 Cirencester Road. However, the emerging Masterplan envisages limited development in this area with it mostly dedicated to SANG and providing a buffer between the new development and the existing village of Preston. We note this is contested by Robert Hitchens and remains an area where further housing development may materialise.

6.27 Cooperation and dialogue between the two promoters will be necessary to support the development of the site, with limited evidence of this at this stage. This suggests that the timeframes for submission of an outline application for the wider strategic site could slip. However, the current housebuilder involvement in the site should help to support early delivery. We recommend that a more reasonable assumption for first completions is therefore mid-2031.

6.28 With the potential for multiple sales points, we consider that a build-out rate of 100 dpa once the site is up and running is achievable; with potential for this to increase to 150 dpa having regard, in particular, to the site's strong accessibility to wider employment centres via the A419, and the delivery of key education infrastructure and a local centre onsite, and 40% affordable housing provision. This would see the site completed, with a total of the full c. 1,300 homes (based on the capacity analysis) delivered in the plan period. The site would contribute 94 dwellings over the five year period from

[20] Bloor and Fitchett

adoption (2028-33). If further land is allocated for housing on the Robert Hitchens controlled part of the site, we foresee there is some headroom in the delivery estimations for further housing to be delivered on this site within the plan period.

Land east of Kingshill Lane, Cirencester

6.29 This strategic site (c. 42 ha) is located to the north of Preston and is bounded by Kingsmill Lane to the west and the A417/A419T dual carriageway to the east. The Council's capacity testing and work on concept framework plans indicates the potential to accommodate c. 600 dwellings together with a primary school, local centre and strategic open space. It indicates the potential for three points of access to the site from Kingshill Lane. The existing Kingshill Secondary School is located to the north-west of the site; with a 33kV power line running alongside the southern boundary of the site.

6.30 In addition to on-site infrastructure, it is reasonable to expect that the development would also need to contribute to off-site infrastructure – such as improvements to the A419 Cirencester Road Corridor and sustainable travel improvements. SANG provision is currently expected to be provided off-site.

6.31 The site is being promoted at the time of writing by the landowner, RTG Chester-Master Will Trust who has engaged a planning consultant. It is in single ownership but there is no current development partner or promoter involved. It seems likely that the Trust will enter into a promotion agreement once the Reg.19 version of the Local Plan is published, with work to support an outline planning application to progress thereafter. The site would then be sold with outline consent to a housebuilder. Iceni consider that with a draft allocation, the site could equally be attractive to a housebuilder.

6.32 At the time of writing there is not therefore a clear timetable for submission of an outline or hybrid planning application. Whilst the site could progress quickly once its allocation is confirmed, taking account of the current position it would be sensible to therefore schedule delivery beyond the 5 year period at adoption.

6.33 Iceni consider that a build-out rate of 100 dpa would be realistic on this site given its size and the potential to support multiple access points. As above, the provision of education infrastructure, access to employment at Cirencester, 40% affordable housing provision and the site's broader accessibility via the A417/A419 support the realism of this. Whilst the site would thus not contribute to the five year supply at adoption, it is reasonable to expect it to be built out in full over the plan period contributing c. 600 dwellings.

Land south-west of Siddington

6.34 This site (c. 22 ha) is located to the south of Cirencester, and to the south-west of Siddington. The principal access to the site is envisaged to be from Spratsgate Lane – improvements to which have been brought forwards as part of the delivery of upfront infrastructure to support the development of

The Steadings. Broader active travel connections are envisaged running north to Park Way. A landscape-led development is envisaged with a single point of access.

6.35 The Council's capacity testing and concept framework for the site indicates the potential to accommodate around 380 dwellings and strategic open space. SANG provision is envisaged to be provided off-site.

6.36 The site is being promoted by Bathurst Developments Limited (BDL). They have indicated their intention to bring forward an outline or hybrid application for development in the short-term (most likely with a development partner), with potential submission in late 2027/ early 2028.

6.37 As above, the site benefits from the investment in key infrastructure which has come forward as part of The Steadings development including water and waste water infrastructure upgrades and improvements to the Spratsgate Lane. The scale of this site would make it an attractive proposition for a housebuilder, which can help to reduce the lead-in time to development.

6.38 BDL has indicated potential for the site to accommodate a mix of house types, including affordable, self-build and retirement homes; with potential for up to two sales points. Iceni consider that having regard to the single access and scale, a single housebuilder is more likely.

6.39 Whilst BDL envisages the potential for first completions in 2031/32, the Council's draft trajectory is more realistic taking account of current progress – scheduling initial completions in 2033/34. Iceni consider that a build-out rate of 50 dpa is reasonable. This would see the site completed in 2040/41 with the full c. 380 dwellings delivered in the plan period.

Land north of Ampney Crucis

6.40 This strategic site is located on the northern side of the village of Ampney Crucis, to the east of Cirencester. The site is c. 36.5 ha in size. The emerging Concept Framework Plans envisages that it has the potential to accommodate 400-600 homes together with a local centre and 2FE primary school.

6.41 The site is being promoted on behalf of the landowner (Crucis Park Estate). It is in single ownership. There is no current known developer involvement at the time of writing. The landowner's agent, Savills, has however indicated that a range of site assessment work has been undertaken to date, including on transport, drainage, ecology, archaeology and heritage to understand constraints and inform capacity assessments.

6.42 Key infrastructure to support development includes the provision of a new road to provide access; and new foul and surface water drainage – together with the primary school and local centre as above.

6.43 The site is evidently not as substantively progressed as other sites in the District at the current time, but taking account of its scale, it would be highly attractive to both promoters and housebuilders. We assume that commercial discussions will progress on its confirmation as a draft allocation in the Reg.19 Plan. Savills, the agent, indicate the potential for a planning application to progress post adoption of the Plan, with first completions in 2031/32 and with a build-out rate of 60 dpa based on 1-2 sales outlets.

6.44 Work is ongoing on the capacity of the site which will influence the ultimate yield. We envisage that given the current progress, it would be appropriate to phase this site beyond the five year period at adoption (2033 onwards) but this can be reviewed over time. There is the potential for multiple accesses and the site could support 2 housebuilders delivering concurrently with potential therefore for a built out rate of 100+ pa to be supported. We consider the full scheme can be delivered over the plan period.

Land surrounding Down Ampney

6.45 Land at Down Ampney is proposed as a strategic growth location by a combination of two land promoters. Development is envisaged to significantly expand the village to the north and east, with Suitable Alternative Natural Greenspace (SANG) provided on the southern side of the village based on the emerging Concept Framework Masterplan. The total site area is c. 135 ha and is assessed to have an indicative capacity for c. 1,660 homes. Growth is anticipated to deliver a new local centre, primary school, strategic open space and on-site Alternative Natural Recreation Greenspace (ANRG) provision. A new spine road is expected to serve the site, with a landscape buffer delivered to maintain separation with the existing settlement.

6.46 Robert Hitchins, a land promoter, control part of the site, including plots adjoining the existing village (to the west and east). On Land east of Down Ampney, they are working up an outline application for submission in Autumn 2026; with technical work to inform this progressing. The evidence assesses the capacity of this site as c. 80 dwellings. They envisage that this would support the built out and completion of homes between 2028-31. The submission of a screening opinion in Autumn 2025 supports the prospect of planning progress on this land in the short-term. Robert Hitchens have indicated baseline surveys and initial technical work is underway in respect of Land North of Down Ampney, with the potential for an outline application to be submitted in Summer 2027.

6.47 It would be appropriate to however to adopt more cautious assumptions on the lead-in time to development in the context of the need to rationalise contributions to common infrastructure including for education, SANG etc.

6.48 The broader strategic development north and east of Down Ampney is being promoted by Urban & Civic who are a promoter and master-developer. They specialise in bringing forwards larger strategic sites. Now owned by the Wellcome Trust, Urban & Civic's business model is act as a master developer which delivers infrastructure to support development, including social infrastructure, facilities and placemaking. They serviced parcels to the housebuilders and curate the mix of housing which in our experience on other strategic sites includes range of different housing products.

6.49 Urban & Civic's existing sites include Alconbury Weald in Huntingdonshire, Houlton at Rugby in Warwickshire, Middlebeck in Newark, Nottinghamshire, Priors Hall Park in Northamptonshire, Wintringham in St Neots and Manydown at Basingstoke. These are being delivered, with a number of further sites in the pipeline.

6.50 The evidence suggests that technical work is currently at an early stage, with an initial masterplanning having been undertaken and enquiries with utilities providers regarding likely capacity and connections. Urban & Civic have however indicated their intention to bring forwards a hybrid planning application (including seeking detailed consent for access, site preparation and attenuation) to support early delivery and the potential for housebuilding to start 1 year post grant of the initial (hybrid) application.

6.51 Urban & Civic have indicated that the development could support up to 6 sales points supporting delivery of up to 300 dpa; but this is based on a broader scale of development than being taken forwards in the Plan. The potential for 3-4 concurrent sales points is more realistic – but will be influenced by the pace of delivery of the link road through the site which opens up development parcels.

6.52 Key infrastructure requirements relate in particular to the delivery of the spine road to open up development; bus routes to Cirencester and Swindon; delivery of a new local centre; strategic open space, delivery of a 3FE primary school and contributions to secondary school provision; and ANRG provision as part of the development.

6.53 Our experience is that the master developer role can help to facilitate delivery at pace, including through investment in upfront infrastructure delivery to support place-making. Urban & Civic also tends to design sites with a range of different sized development parcels to enable involvement of a range of development partners – including SME builders. They have indicated the potential for both the sale of served parcels and arrangements where homes are built under licence; as well as noting

the potential of the site to accommodate specialist market specific operators such as later living and their own build-to-rent arm.

6.54 Urban & Civic have indicated the potential for a planning application to be submitted alongside the local plan process, supporting first completions in 2030. They envisage a peak build out rate of 170-220 dpa from the mid 2030s onwards. The Council's draft trajectory builds in more time for development and determination of a planning application, pre-commencement conditions and infrastructure works resulting in first completions on the Urban & Civic components in 2032 which is more realistic and reflective of current progress. We note however Urban & Civic's ability in other locations to bring forwards strategic sites at pace.

6.55 Iceni would also note that the settlement's accessibility from the A417/A419 corridor supports the potential pace of delivery which can be achieved, with the site a c. 15 minute drive to employment sites at Swindon and Cirencester.

6.56 Drawing together the above, we envisage that first completions would be in 2031/32 with the pace of delivery growing over the plan period to around 200 dpa in the latter years. This would see the strategic site built out in the plan period in full, delivering 1,660 dwellings. It would contribute 140 dwellings to the supply over the five year period from adoption (2028-33).

Land south of Driffield

6.57 This site is located adjacent to the A419T, to the south-east of Cirencester and to the south of the village of Driffield. As with the Land surrounding Down Ampney site, it provides strong access to key employment locations. The Concept Framework Plan developed for the site envisages the potential for around c. 2,200 homes overall, together with 11ha of employment provision provided between the A419T and residential development. The proposals envisage provision of a new local centre, mobility hub, primary school, strategic open space and on-site Alternative Natural Recreational Greenspace (ANRG) provision (to meet the needs of the development and wider area). A substantial green buffer would maintain separation between the site and the existing village of Driffield. Two primary vehicular accesses are envisaged. The delivery of the primary road infrastructure may influence how different parcels come forwards.

6.58 We understand that the site has been promoted to date by two landowners who control the majority of the land. There is no current involvement of a promoter or developer. On this basis, limited reliable information has been provided on the potential delivery programme or intentions. It is likely however that once the Reg.19 Plan is published, significant interest in the site could be expected and this position could evolve rapidly in the short-term.

6.59 It is considered that an outline application could come forwards by 2028/29 to support first completions in 2033/34. There are higher potential risks associated with the current progress of the site, but it should be recognised that the potential that this could evolve rapidly. We have assumed, based on the current position, that the site does not contribute to the five year supply from adoption but sees initial completions in 2033/34.

6.60 The scale of the site will necessitate a layout which can support multiple sales points to support a build-out rate which provides a return on the upfront infrastructure investment and to manage finance costs associated with the development. 40% affordable housing provision is envisaged. We consider that at least 3 sales points should be assumed, with the potential for the site to therefore support a build-out rate of up to 150 dpa. On this basis, we envisage delivery of around 1,200 homes over the plan period to 2043.

Land north-east of Fairford

6.61 This site is located on the north-east side of Fairford and is being promoted by Gleeson Land, which has a Promotion Agreement with the landowner, Ernest Cook Trust.

6.62 One parcel adjoining (but essentially within) the strategic site has existing detailed planning consent – Land West of Hatherop Road (25/01717/FUL), which was granted in December 2025 and is to be taken forwards by Cala Homes. This parcel separates the majority of the site from most westerly parcel, Plot F57A.

6.63 The Concept Framework Plan prepared for the Council identifies the potential for development of c. 1,130 homes on the site, together with delivery of a new local centre, strategic open space, 2FE primary school, on-site Alternative Natural Recreational Greenspace (ANRG) provision and c. 4ha of employment land provision on the A417 London Road. The layout of the site provides the potential for two main development parcels, to the north and south of Southrop Road; with a further (smaller) parcel accessed from Leafield Road on the northern side of Fairford. Primary accesses are envisaged from Leafield Road (serving c. 700-750 homes) and London Road (serving 450 homes).

6.64 The promoter has indicated that technical evidence is being prepared at the time of writing to feed into the development of a planning application with masterplanning work underway. The current programme anticipates submission of an Outline planning application in Autumn 2027; with the intention of marketing the land via a competitive tender process with outline consent in due course. This is envisaged to support a start on site in Summer 2031 following reserved matters approval.

6.65 Gleeson indicate the potential for three sales points, each supporting a range of product types; which seems reasonable given the site layout with the potential to support a build-out rate of 200 dpa. 40% affordable housing provision is anticipated. Given the site's location and distance from larger

employment centres, we regard this BOR as overly optimistic and consider that 150 dpa is more realistic with initial completions on the main parts of the site in 2034/35. However, Plot F57A could come forwards earlier than this. Given the layout, there are lower potential infrastructure requirements for this site relative to some other strategic site options, however the lead-in time builds in time for site disposal with consent.

6.66 Taking account of the above, we envisage that the site could deliver c. 1,100 homes over the plan period; with an initial 25 homes (as part of the development of Plot F57A) being completed within the 5 year period from adoption (2028-33).

Land south-west of Kemble

6.67 This strategic site sits to the south-west of the village of Kemble and south-east of Cotswold Airport. It is being promoted by Kemble Farms Limited who have indicated that they would appoint a development partner/housebuilder if the site is allocated in the Reg.19 Local Plan.

6.68 The Concept Framework Plan prepared for the Council indicates the potential for c. 1,020 dwellings, focused on the eastern part of the site – but separated from the existing village by the rail line. The Plan envisages delivery of a new local centre within the development, 2FE primary school, strategic open space and on-site SANG together with employment development on the western part of the site opposite the existing Kemble Enterprise Park. As with the site above, the infrastructure requirements are reasonable given the scale of the site. A small further parcel is then envisaged to the south of the village, off Old Vicarage Lane.

6.69 The promoter indicates that a full technical team has been appointed to support site assessment work, and discussions with utilities providers initiated. They indicate an outline or hybrid application (with detailed consent sought for infrastructure and Phase 1) could be submitted by late 2028 to support a start on-site in 2030 and first completions by 2031. This is optimistic given the progress to date.

6.70 The scheme size and layout can support potentially 3-4 sales points, but these currently run off a single primary access. The delivery of additional access points could potentially help support the pace of delivery.

6.71 We consider that a build-out rate at this location of up to 150 dpa could be supported with the first completions in 2033/34. This takes account of the accessibility of the site to the rail station at Kemble, which facilitates access to Cheltenham, Gloucester and London; together with access via the A429 to the M4. The potential delivery rate is supported by an anticipated 40% affordable housing provision. This will see the site delivered in full over the plan period (1,020 dwellings).

Land north and west of Mickleton

6.72 This strategic site comprises development parcels to the north and west of the existing village. The Concept Framework Plan envisages potential for c. 1,250 homes together with delivery of a new local centre in the northern parcel and colocation of a 2FE primary school with this; and strategic open space provision. Development to the north comprises c. 730 homes, accessed from Broad Marston Road and Stratford Road; with c. 500 homes to the west accessed from Broadway Road and Broad Marston Road.

6.73 Within the West of Mickleton area, Newlands Homes, an SME housebuilder, control a parcel north of Broadway (known as Tops Nurseries). An outline application on this was submitted in August 2025 (25/03351/OUT) for 95 homes, with a resolution to grant permission agreed by Committee in May 2026. First completions are envisaged on this plot, from 2031/32, if not before given the housebuilder involvement and small scale of the site.

6.74 Catesby Estates, a promoter, submitted an outline application to the west of this (Land North of Broadway Road, 25/04010/OUT) in December 2025 for up to 170 homes. This remains pending determination.

6.75 A further planning application has been submitted in September 2025 by Northern Trust Land Limited for up to 60 dwellings at Foxwood House, Broad Marston Lane (25/02213/OUT). Again, this remains pending determination.

6.76 There is a potential need for some amendments to these pending applications to support the coordination of infrastructure and provision of the secondary road shown in the Concept Framework Plan; but the applications demonstrate promoter/ developer appetite to move quickly forwards with delivery West of Mickleton.

6.77 On the northern side of Mickleton, land is promoted by jointly by Ashberry Strategic Land and Bellway Strategic Land, with land to the west of Stratford Road being promoted separately by Savills on behalf of the landowner. We understand that a consultant and design team has been appointed by Ashberry and Bellway, who are working together with the same planning consultant. The agent has indicated that work is underway to progress an outline planning application with submission currently targeted at late 2026, which would support first completions in Q2 2029. There is however a need for collaboration with the other land parcels, one of which does not have a professional land promoter and another which has only recently appointed one.

6.78 There is a potential influence on the pace of delivery from development planned across the District boundary to the north of Mickleton. The emerging South Warwickshire Local Plan includes provision for a new community at Long Marston Airfield for 4,500 dwellings. This is c. 3 miles north of Mickleton.

The draft trajectory in its Local Plan envisages this being delivered from 2031/32 onwards with delivery reaching 250 dpa within the Cotswold Local Plan period. A planning application for this site[21] has been submitted by CALA Homes but remains pending determination. We understand there remain outstanding highways issues related in particular to the delivery of the South Western Relief Road, which is needed to deliver this site. Phase 1 of the development has been progressed in advance of this with delivery of 363 dwellings (of a total of 400) over a 5 year period.

6.79 In addition, residential redevelopment is coming forwards in the short-term at Meon Vale[22] – the Long Marston Storage Depot – but this scheme is well progressed and likely to be largely completed in advance of strategic development at Mickleton.

6.80 The scale of delivery at Long Marston may influence the pace of delivery at Mickleton given their proximity; albeit that we would expect different developers to be involved. Mickleton nonetheless offers potential for multiple sales points with different housebuilders to be supported concurrently. With an assumed 40% affordable housing delivery, we envisage the potential for a build out rate of at least 120 dpa to be supported based on concurrent delivery by 2+ housebuilders, with the first completions on the western parcels starting in 2031/32 followed by the northern parcels in 2033/34. We do not consider that the current evidence is sufficient to support development from the northern parcels within the 5 years from adoption, although the position could evolve rapidly given the housebuilder involvement and should be kept under review. We estimate that this strategic site will deliver c. 1,250 – 1,300 homes over the plan period to 2043.

Land north, east and south of Moreton-in-Marsh

6.81 This strategic site comprises a range of development parcels located to around Moreton-in-Marsh. The primary focus for development in the emerging Plan is an arc of growth to the south, south-east and west of the existing settlement which supports the delivery of a link road connecting the A429 Roman Road to A44 London Road. A broad location is also being considered to the north of the settlement, but it is envisaged that this comes forwards beyond the plan period. We therefore focus herein on the development envisaged within the plan period.

6.82 The emerging Concept Framework Plan for this strategic location identifies c. 135 ha of land which it estimates can support development of c. 2,000 homes. The site includes a local centre, employment land provision, open space together with primary and secondary school provision,

[21] Stratford-on-Avon District Reference 18/01892/OUT

[22] Stratford-on-Avon District Reference 09/00834/FUL – 8,000 homes, granted consent in February 2010. Phase 4c delivery of 109 homes phased by SOADC between 2027-30.

6.83 There are a number of different land parcels in different parts of the area. To the north of the A44, the emerging Plan envisages development on the southern part of the Fire Service College site. The draft Framework Plan envisages that this will include a local centre and education provision. This site is in single ownership, with development supporting investment in the wider Site. Part of the site is allocated in the adopted Plan for employment land provision. At the current time there is no developer or promoter involvement. Proposals for development of this land will need to address the interaction with the retained land including potential implications of its ongoing use on residential amenity. This is a potential influence on the tenure mix of residential development, with the potential for higher affordable housing provision. With two potential accesses to the land, there is potential for 2-3 sales points to be supported.

6.84 To the south of the A44 London Road, an outline planning application has been brought forward by Bloor Homes (25/01036/OUT). This was submitted in March 2025, refused by the Council but granted at appeal in June 2026. The application envisages development of up to 195 dwellings, accessed from London Road. It includes provision for 40% affordable housing. The timing of development could however be influenced by the timings of improvement to the Moreton-in-Marsh Wastewater Treatment Works (WWTW), located adjacent to the site, the upgrade of which Thames Water indicated would come forwards by 2030. Improvements are required prior to occupation.

6.85 To the south-west of the above site, an outline application has been submitted by Catesby/ Urban and Civic for development of up to 110 units on Land east of Evenlode Road (25/04041/OUT). This relates to Parcel M70. At the time of writing this is pending determination. The promoter envisages first completions within 2-3 years of grant of outline planning permission. A further parcel of land (3.25 ha), immediately to the north of this, is owned by Gloucestershire Country Council.

6.86 Land to the west of Evenlode Road includes a number of different land parcels in separate ownerships. Some parcels are being promoted by the landowner at this stage; whilst Parcels M9C&D are being promoted by Terra Strategic and Parcels M76 and M77 by Narvo Asset Management. M76 and M77 are in single ownership, which is working through probate, but envisage that an application can progress quickly to support first completions in 2028/29. The agent for Land at Evenlode Road (part of Parcel M9) has indicated the intention to submit an outline application in 2026 for up to 30 dwellings.

6.87 Land at Dunstall Farm, to the south of Moreton, is being promoted by agent Newton LDP on behalf of the landowner. The landowner has previously brought forward the adjacent site, which is now being developed out by Spitfire Bespoke Homes. This site is in a single ownership and we understand a promotion agreement is currently being negotiated to support development. Initial site assessment work, including ecological surveys, is underway with the agent indicating that initial work to support a planning application will commence later in 2026 with the potential for an outline application to be submitted in early 2027. The agent indicates the potential for two housebuilders to deliver

development with a build-out rate of 100 dpa, and we note that the layout would support up to four separate parcels with separate accessed from the link road; but with the western parcels having potential to be accessed from A44 London Road.

6.88 Drawing the above together, it is clear that the Bloor development south of London Road has been granted outline consent. There are further live applications for other development parcels, with the potential for additional applications to be submitted in the short-term. However we are mindful of the need to coordinate infrastructure investment across this area, and in particular the need to coordinate the funding and delivery of the relief road and education provision to support the development across this strategic location. This is an influence on the lead-in time.

6.89 The Council's transport evidence and Infrastructure Delivery Plan will need to further consider details related to the phasing of delivery of sections of the relief road and how this is coordinated to support growth across this strategic site. There is potential for the road to be delivered in phases as individual land parcels are brought forwards; but there may be a need to consider whether there are triggers required in terms of the scale of growth which can be supported prior to its completion or delivery of certain sections. The Council will need to consider these issues and the role it can play in coordinating the funding and delivery of the link road and education infrastructure, working alongside Gloucestershire County Council.

6.90 Our conclusions on the trajectory envisage the potential for first completions to come forwards in 2029/30 and development of c. 400 homes over the five year period from adoption (2028-33). This is influenced in particular by the now consented Bloor scheme, east of Cotswold Business Village, together with the potential for initial phases of development south-east of Moreton (depending on highways issues and education capacity). Over the plan period it is envisaged that c. 2,000 homes could be delivered, with build-out rates of up to 200 dpa supported by development across multiple sites at different locations in the town. There is a need for development at pace to support the funding and delivery of the relief road.

7. TESTING THE DRAFT HOUSING TRAJECTORY

7.1 It is important that the Council's housing trajectory is deliverable and that the Council can demonstrate a five year housing land supply on adoption and maintain this throughout the plan period. This section considers and reviews the Regulation 19 development strategy, drawing on our review of the market and proposed site allocations in the preceding sections.

Overview of Methodology

7.2 In this update report, our analysis has involved the following two key stages:

- **Council's Draft Housing Trajectory** – Iceni has used the Council's latest draft Housing Trajectory including strategic sites identified in the Regulation 19 Local Plan. We have then drawn on our review in Section 5 of the lead-in times and build out rates of the Council's strategic sites to ensure that the assumptions used are realistic and supported by the evidence base and the promoter's own submissions. Iceni has then adjusted the Council's Housing Trajectory accordingly; and

- **Sub area Trajectory Analysis** – we have then developed trajectories for sub areas of the District, taking account of new permissions and allocations as well our adjustments to strategic sites where appropriate.

7.3 Through these two steps, we have sought to provide commentary on the realism of the Housing Trajectory at a District and local level to determine whether there are any risks in market capacity terms or whether it is realistic for the Council to move forward with this strategy.

7.4 It is noted that there are several strategic sites in or near Cirencester. Many of these are likely to be delivering homes at similar times, raising issues of competition and overall market capacity. These are considered in assessing a trajectory for the Cirencester area and more broadly for the South of the District, recognising the relative proximity of Cirencester to other key growth locations.

Construction Capacity and Materials Supply Issues

7.5 Consideration has been given to whether there are any issues of industry capacity (i.e. potential skills, labour and material shortages in the construction industry) and whether these could impact on delivery. The sub area trajectory analysis addresses these issues by considering the realism of the level of delivery required across the strategic sites in Cirencester and more broadly in the southern part of the District.

7.6 In terms of skills and labour, we would note in particular that construction labour is typically drawn from a wider geographical area than an individual District or part of a District. Research by the Construction Industry Training Board (CITB) in 2022[23] indicated for construction workers the mean distance between their home and site is 17 miles but many travel further: with a third of workers (33%) living within 20 miles; a third (33%) within 21-50 miles; and a third (32%) that have worked more than 50 miles away from home. We would expect that typically those in more specialist roles will be willing to travel further.

7.7 We would anticipate that the relevant labour market for construction workers for sites in the south of the District would therefore draw workers from Gloucestershire, Swindon and Oxfordshire. The focus of development sites on the A417/A419 corridor provides access to workforce concentrations in Cheltenham, Gloucester, Stroud and Swindon. On the other hand development in Moreton-in-Marsh could see construction workers drawn from Banbury, Evesham, Stratford-upon-Avon, and Cheltenham.

7.8 Materials shortages were an issue for the construction industry in the 2020-22 period. However these pressures have since eased, and in January 2026, the Construction Leadership Council's Material Supply Chain Group was not identifying any product availability issues, with issues more of weaker demand than materials' supply challenges. As a result of weaker construction output, brick producers were for instance holding large stockpiles. This is corroborated by information from the Building Cost Information Service (BCIS). Whilst invariably this means that challenges could arise at specific points in time in the future, such as at peaks in the market cycle, there is insufficient evidence to suggest that materials shortages will hold back housing delivery. We would note that supply chains typically operate on larger than local level; and whilst, for instance, there is brick production in the District by Northcot Brick we would equally expect housebuilders to draw on other suppliers including those in the Midlands and elsewhere in the South West Region.

District-wide Housing Trajectory

7.9 As set out in Chapter 2, Cotswold's housing need over the 2026-43 period will be for 17,918 homes, equivalent to 1,054 dwellings per annum. This equates to a need to sustain an average compound annual growth rate of 1.9% over the plan period as a whole. As examined in Section 4, this is at the higher end of what has been achieved in other areas and is thus a particularly ambitious rate of housing delivery.

7.10 The Council's draft housing trajectory was supplied to Iceni on 8th June 2026 and incorporates the delivery of small sites with planning consent in the District, saved allocations from the existing Cotswold Local Plan (such as at The Steadings), proposed strategic and non-strategic sites and a

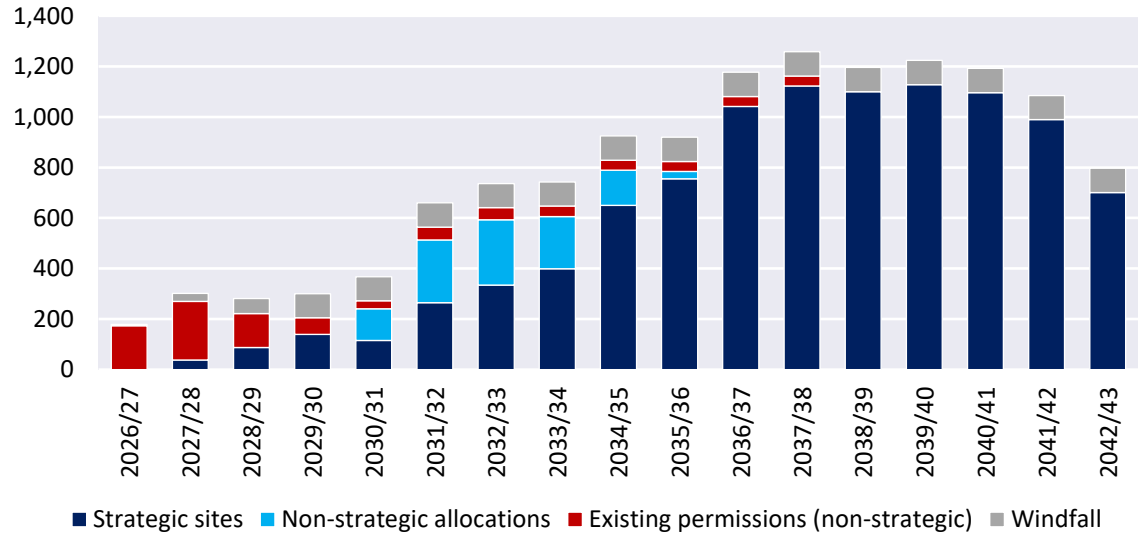
[23] https://www.citb.co.uk/media/s0zhshfv/2272_bmg_workforce_mobility_and_skills__uk_wide_report_v1.pdf

windfall allowance. The trajectory has a base date of 1st April 2026. It is understood that minor further amendments to the trajectory may be made prior to Regulation 19 consultation (e.g. to reflect further evidence base documents that were still under production at the time of writing); and it may also be updated during the Plan's Examination to take account of further information and housing monitoring, as housing supply issues are invariably dynamic and change over time.

7.11 Figure 7-1 below shows the Council's draft housing trajectory with adjustments reflecting our analysis of the evidence base and latest submissions and discussions with the strategic site promotors. This trajectory sees housing delivery over the 2026-43 period of around 1,100 homes per annum on average, with peak delivery of c. 1,600 homes in 2037/38. Delivery at close to peak levels would be required for 6 years (2036/37 – 2041/42).

7.12 The total housing supply based on the current trajectory figures would be c. 18,500 homes and would therefore provide headroom of 3.3% across the plan period. Some headroom is necessary to provide contingency for delay or slippage in site delivery while ensuring that the housing requirement can still be met. There is however in effect additional supply-side headroom provided by the additional supply on strategic sites which is anticipated to be deliver beyond the plan period, but could be delivered within it if demand is sufficient.

Figure 7-1: Cotswold District Council Housing Trajectory (with Iceni adjustments)



7.13 Housing delivery rates are relatively low in the first few years of the plan period, reflecting the low recent rate of housing development in the District in comparison with the Standard Method Housing Need introduced at the end of 2024. As strategic sites ramp up, delivery increases steadily, exceeding 1,000 dpa in 2031/32 and rising to a peak of c. 1,560 dpa over the 2037-41 period.

7.14 The evidence points to some ‘pent up demand’ (not just in the Cirencester area but across the whole district, wider Gloucestershire Housing Market Area and in neighbouring authorities) which is likely to help support higher delivery rates in the latter half of the plan period. Average housing development rates across the plan period in the housing trajectory (1,124 dpa) are over double the average rate seen over the last ten years (501 dpa) although only 24% higher than the peak housing delivery rate of 909 net additional dwellings seen in Cotswold in 2017/18. However, as described the Council has not been historically planning for the scale of growth now needed.

7.15 Sustaining a compound annual growth rate of 1.9% per annum over the 17 year plan period is ambitious and sits very much at the top of what has been achieved in other local authorities nationally. The growth rates envisaged by the trajectory over the 2037-41 period average 2.7% per annum which are likely to be particularly ambitious – especially for a predominantly rural District such as this. There are evident risks associated with the ability to sustain this level of housing delivery; but as described in Section 2, the NPPF places significant emphasis on meeting housing need.

7.16 The housing trajectory is heavily dependent on strategic sites (including eleven new strategic sites and one saved strategic site allocation for The Steadings), which account for 71% of proposed housing delivery. While large sites are the largest part of this category and will be critical to housing delivery overall, there are also several proposed strategic allocations (for example around Moreton-in-Marsh and Mickleton) which consolidate several smaller sites.

7.17 In response to increased housing need, the Council’s Regulation 19 strategy is proposing a much larger number of strategic allocations than were included in previous local plans. The Council’s current Local Plan (Cotswold District Local Plan 2011-2031) adopted in 2018 provides a single strategic-scale allocation for 2,350 homes (1,800 homes delivered in the plan-period) at the The Steadings, with other non-strategic site allocations providing 577 homes in total (2,870 homes of supply were provided by extant planning permissions and 1,191 homes were provided for by windfalls). This strategy balanced higher rates of housing delivery early in the 2011 to 2031 plan-period with lower rates of delivery later in the plan period. Although The Steadings has had a longer lead-in time than originally thought, higher than expected windfall delivery has more than compensated for the delay and the adopted Local Plan development strategy has played out broadly as planned overall.

7.18 Notwithstanding this, the change to the Standard Method in December 2024, which more than doubled the District’s housing need and more than quadrupled the residual Local Plan housing requirement, has changed the situation significantly. The adopted Local Plan spatial strategy has contributed to the slower rate of housing development in recent years, which now falls a long way short of the number required by the Standard Method. However, allocating a large number and range of strategic scale sites will support a continuous housing land supply that will not experience the

peaks and troughs in delivery seen in the last Local Plan period. Furthermore, the strategic sites will in time support significantly higher housing delivery rates than seen in the past.

7.19 The disadvantage of strategic site development is the lead-in time associated with planning for such sites, however once such sites are underway they help to drive overall housing delivery and – in our experience – are more resilient than smaller sites to changes in economic/ market conditions.

7.20 The housing trajectory would see an average housing stock growth rate in Cotswold District of 2.0% per annum across the plan period to 2043. This is above the minimum requirement of 1.9%, as the trajectory provides some headroom for slippage.

7.21 As evidenced in Chapter 4, there are several examples of other authorities achieving a similar growth rate over a 5-year or even 10-year period, for example Vale of White Horse has achieved a housing stock growth rate of 2.4% over five years and 2.1% over ten years, while Stratford-on-Avon has achieved 2.2% over five years and 2.0% over ten years. Since 2001, a number of high-growth authorities have averaged growth rates over a 20-year period of around 1.4 to 1.6% per annum. It is relevant to note that few have been planning for the scale of growth now required by national planning policies and the December 2024 Standard Method .

7.22 Central Government policy is currently seeking to significantly increase rates of housing delivery across the country in the face of persistent historical under-delivery. In addition, higher rates of housing delivery than achieved historically can be delivered if facilitated through a local planning process and supportive development management and supported by infrastructure delivery. In this context, growth rates achieved in the past in other authorities provide some level of guidance for achievable rates of housing delivery, but historic growth rates should not be seen as a ceiling.

7.23 The evidence therefore suggests that sustaining a growth rate of 1.9% per annum over the 2026-43 plan period in Cotswold District (to meet the housing requirement) would be ambitious but are possible to achieve on the basis of delivery performance in other authorities and a degree of pent-up demand. The higher growth rates envisaged in latter years (2032 onwards) will be supported in pent up demand from earlier periods; but it will be necessary for the Plan to carefully craft policies to support the higher delivery envisaged in these latter years.

7.24 In particular it will be important to ensure that delivery is supported through appropriately resourcing the planning approval process, accelerating required infrastructure where possible and facilitating housing product diversity. These issues are considered further in Section 8.

Table 7-1: Annual housing stock growth rates for Cotswold District

Category	Compound annual growth rate
Housing requirement (2026-43)	1.9%
Housing trajectory stock growth (2026-43)	2.0%

Sub area analysis

7.25 Iceni has sought next to break down Council's housing trajectory (i.e. the Regulation 19 strategy), as amended by Iceni, into sub areas to consider the distribution of development and market capacity within different parts of the District.

7.26 Sub area analysis has been conducted first on the three strategy areas considered by Council in their emerging development strategy. A more detailed description of the parishes within each sub area is provided in the table below.

- The Cirencester and Surrounding Villages strategy area, which is focused around the town of Cirencester and immediate surrounds and which includes the parishes of Cirencester, Preston and Siddington,

- The South Strategy Area, which covers roughly the southern half of the district and includes parishes (apart from Cirencester, Siddington and Preston) which lie broadly south of the A40. This includes the larger settlements of Fairford, Tetbury, South Cerney and Lechlade, and

- The North Strategy Area, which covers roughly the northern half of the district and which includes parishes lying broadly north of the A40. This includes the larger settlements of Bourton-on-the-Water, Stow-on-the-Wold, Moreton-in-Marsh and Chipping Campden.

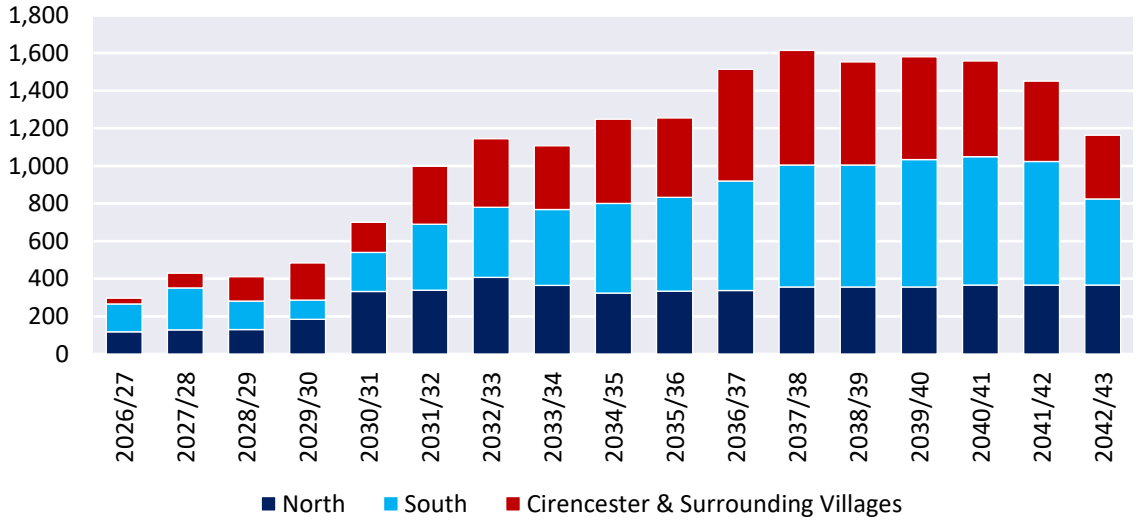
7.27 As well as these, Iceni has also considered a South Combined area containing both the South and Cirencester and Surrounding Villages strategy areas. This is to consider potential market capacity issues in the broader area around Cirencester, noting the proximity of a number of proposed strategic sites within the South Strategy Area (such as at Ampney Crucis, Kemble, Driffield, Down Ampney and Fairford) to Cirencester.

Table 7-2: Cotswold sub area definitions

Sub area	Parishes
North	Adlestrop, Aston Subedge, Barrington, Batsford, Bledington, Blockley, Bourton-on-the-Hill, Bourton-on-the-Water, Broadwell, Chipping Campden, Clapton, Cold Aston, Condicote, Cutsdean, Donnington, Ebrington, Evenlode, Farmington, Great Rissington, Guiting Power, Hazleton, Icomb, Little Rissington, Longborough, Lower Slaughter, Maugersbury, Mickleton, Moreton-in-Marsh, Naunton, Notgrove, Oddington, Saintbury, Sevenhampton, Sezincote, Sherborne, Shipton, Stow-on-the-Wold, Swell, Temple Guiting, Todenham, Turkdean, Upper Rissington, Upper Slaughter, Westcote, Weston Subedge, Whittington, Wick Rissington, Willersey, Windrush
South	Aldsworth, Ampney Crucis, Ampney St. Mary, Ampney St. Peter, Andoversford, Ashley, Avening, Bagendon, Barnsley, Baunton, Beverston, Bibury, Birdlip, Boxwell with Leighterton, Brimpsfield, Chedworth, Cherington, Coates, Coberley, Colesbourne, Coln St. Aldwyns, Coln St. Dennis, Compton Abdale, Cowley, Daglingworth, Didmarton, Dowdeswell, Down Ampney, Driffield, Duntisbourne Abbots, Eastleach, Edgeworth, Elkstone, Fairford, Hampnett, Hatherop, Kemble and Ewen, Kempsford, Kingscote, Lechlade, Long Newnton, Maiseyhampton, North Cerney, Northleach with Eastington, Ozleworth, Poole Keynes, Poulton, Quenington, Rendcomb, Rodmarton, Sapperton, Shipton Moyne, Somerford Keynes, South Cerney, Southrop, Syde, Tetbury, Tetbury Upton, Westonbirt with Lasborough, Winson, Winstone, Withington, Yanworth
Cirencester and Surrounding Villages	Cirencester, Preston, Siddington
Combined South	All parishes in the South and Cirencester and Surrounding Villages sub areas

7.28 As a starting point, the figure below shows the share of the District's housing provision in each of the sub areas. This shows a relatively even distribution of development between each sub area, with the most development provided in the South sub area. However, as noted above much of the development in the South sub area is relatively proximate to Cirencester. This is a result of development being concentrated in the parts of the District which are outside of the Cotswolds National Landscape, and also to some degree reflects market demand which is likely to be high along the major transport corridor of the A417/A419T.

Figure 7-2: Cotswold District Council Housing Trajectory (with Iceni adjustments) by sub area



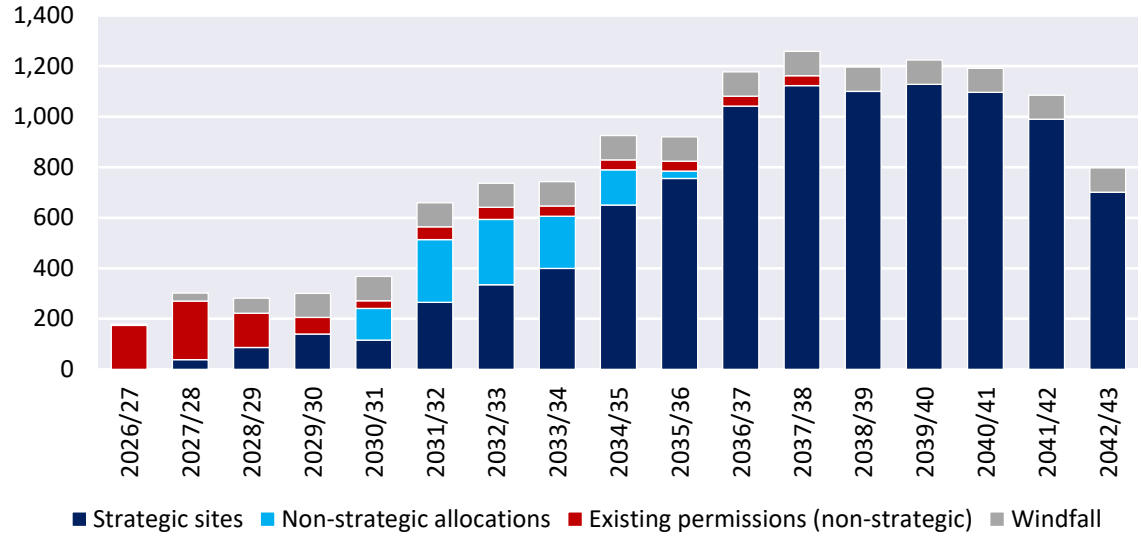
7.29 A comparison of the sub area trajectories indicates that there would be an average delivery of 429 homes per annum in the South Sub area, which accounts for 39% of the District's supply. This is above the portions in the North sub area (304 homes per annum or 28% of the District total) and Cirencester and Surrounding Villages sub area (356 homes per annum or 3% of the District total). Nonetheless there is a reasonable balance of growth across the three defined sub areas.

7.30 Our analysis considers each of the sub areas in turn below, and considers the achievability of the trajectory in each.

North Sub area

7.31 The following figure shows the housing trajectory for the North sub area. Iceni has followed the Council's approach to the windfalls, which allocates them into parishes and so sub areas in line with past development trends. The North sub area sees 38% of the estimated district-wide windfall development over the plan period on this basis.

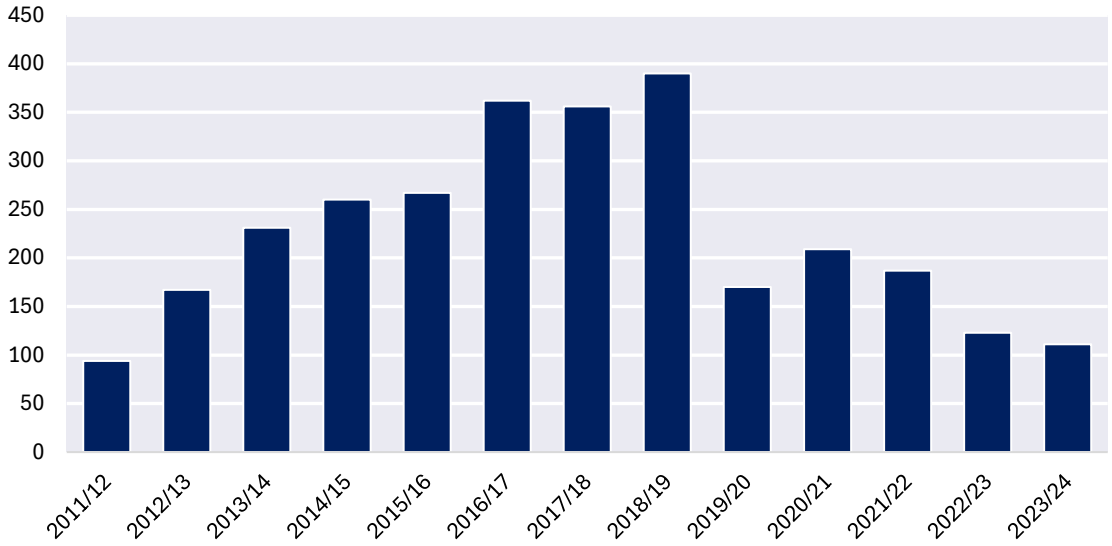
Figure 7-3: North Sub area Housing Trajectory (with Iceni adjustments)



7.32 Our analysis shows that the North sub area would deliver an average of 304 homes per annum over the plan period. Delivery rates sit at between 120 – 150 homes per annum in the first three years, ramping up to a sustained delivery of around 330-410 homes per annum from 2032/33 onwards as first non-strategic and then strategic allocations begin to deliver homes. Over the plan period this would equate to an average annual stock growth rate of around 1.6%, below the District-wide rate (2.0%).

7.33 Historical completions for the North sub area (shown in the figure below) show a peak of between 350 – 390 homes per annum over three years from 2016/17 – 2018/19. This is similar to the sustained rate of development that would be required from 2032/33 onwards under the housing trajectory. A higher stock growth rate would also be needed in the future, with the North sub area achieving a growth rate of 1.6% between 2011-24, slightly below the 1.9% required from 2030-43. However, it is noted that the during the five-year period of high housing delivery from 2014-19, the North sub area saw a stock growth rate of 2.3%. This provides some precedent for delivering the scale of growth needed over the plan period to 2043.

Figure 7-4: North sub area historical housing completions

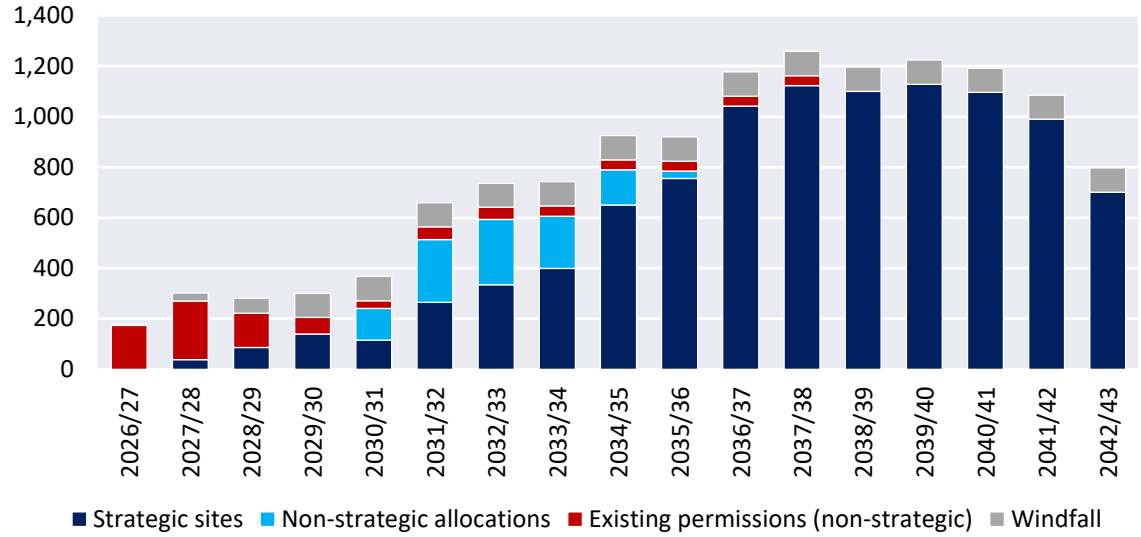


7.34 There is a potential cross-boundary influence of significant housing delivery in South Warwickshire are proposed at Long Marston Airfield (a proposed strategic site allocation in the emerging South Warwickshire Local Plan including 10,300 new homes including 4,500 homes to 2050). At the time of writing this remains a proposal within an emerging Plan, and the site is not yet allocated nor does it have planning permission. Nonetheless we would note that the peak delivery of 350 – 390 dpa historically in this area has recently been achieved alongside the delivery of the Meon Vale development, immediately to the south-west of Long Marston. The local economic drivers in this area are not as strong as in some other sub areas, with the area at some distance from larger employment centres. However it offers a high quality of place. Thus whilst there are evident risks associated with market capacity in the North sub area, we have taken these factors into account in considering the assumed build-out rates. In the absence of significant growth just across the district boundary at c. 3 miles distance, higher housing delivery could potentially be achieved.

South Sub area

7.35 The following figure shows the housing trajectory for the South sub area. As noted above, Iceni has followed the Council's evidence and approach to the windfalls, with the South sub area seeing 38% of estimated district-wide windfall development over the plan period.

Figure 7-5: South Sub area Housing Trajectory (with Iceni adjustments)



7.36 Our analysis shows that the South sub area would deliver an average of 429 homes per annum over the plan period. Delivery rates are lower than average for the first five years at around 225 homes per annum or less, with site allocations only beginning to deliver from 2030/31 onwards. Following the ramp up of strategic site delivery, the trajectory shows an average of 650 homes per annum being delivered each year from 2037/38 to 2041/42. Over the plan period this would equate to an average annual stock growth rate of around 1.9%, similar to what would be required for the South sub area and again slightly below the District-wide rate (2.0%).

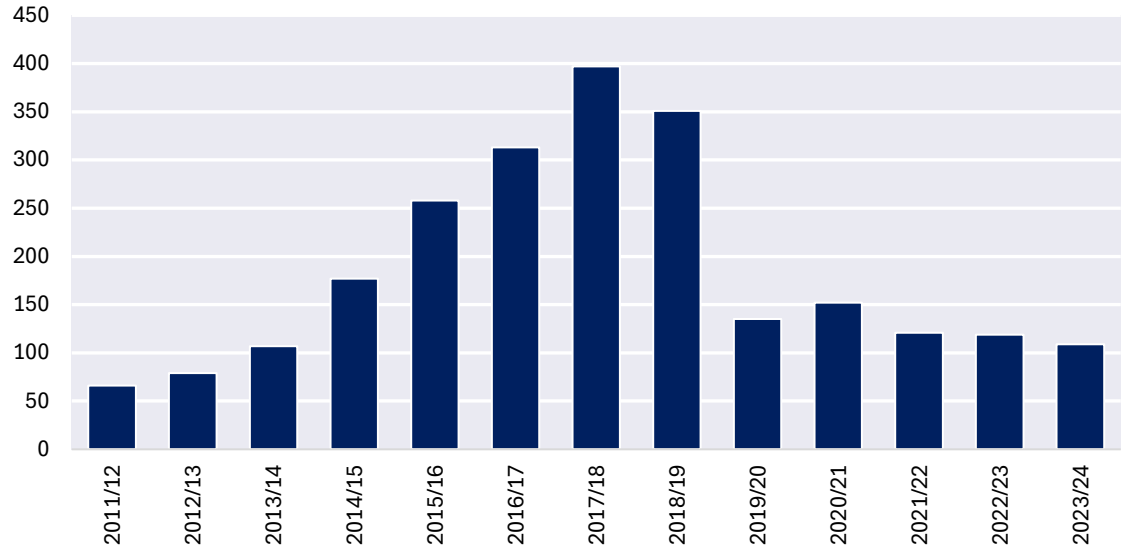
7.37 Historical completions for the South sub area (shown in the Figure 7.6) have been only around 288 per annum on average from 2011/12 to 2023/24. This corresponded to an annual housing stock growth rate of 1.0% per annum over the period. However, this average is boosted by peak delivery in the late 2010s, with 397 homes delivered in 2017/18. More recently, delivery has been only 193 per annum on average over the last five years.

7.38 The South sub area thus has a particularly large gap between average delivery historically and what is required under the housing trajectory. The rate of housing development (429 dpa) implied by the housing trajectory is 49% higher than the average historical rate from 2011-24. The sustained delivery of over 600 homes per annum required towards the end of the plan period is even further above historical delivery, and also well above the peak achieved in 2017/18.

7.39 However, historical delivery in the South sub area has been shaped by Council's historical spatial strategy. As noted earlier in this chapter, the only large strategic site included in Council's Local Plan 2011 – 2031 was at the Steadings. The towns with the most housing delivery since 2011 which have seen the highest levels of delivery are Cirencester and Moreton-in-Marsh (both in other sub areas), which will have been influenced by historical spatial strategies. Given a different spatial strategy

which allocates multiple strategic sites within the South sub area it should be possible to see higher delivery rates in the future, particularly recognising the proximity of many of the principal settlements to Cirencester and the A417/A419T and the connectivity which this provides to Swindon and the M4.

Figure 7-6: South sub area historical housing completions



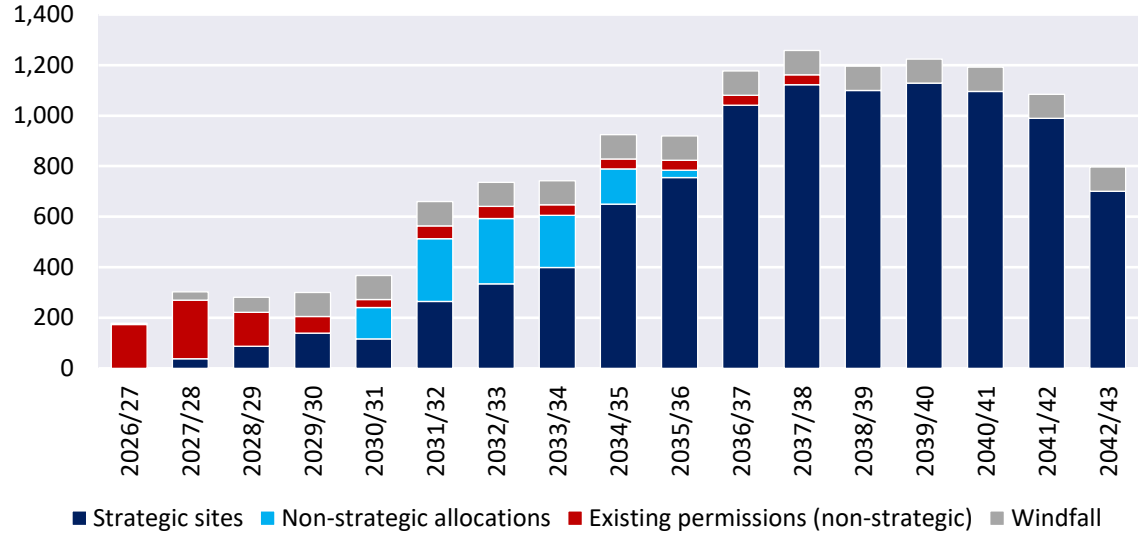
7.40 There are opportunities for strategic sites in this area to bring forwards different housing products and we would expect involvement of multiple different housebuilders, including both national as well as regional/ local firms. Alongside homes built for market sale, strategic sites in this area can support delivery of build-to-rent development, affordable housing and other specialist housing provision. These issues are considered further in Section 8.

Cirencester and Surrounding Villages Sub area

7.41 The following figure shows the housing trajectory for the Cirencester and Surrounding Villages sub area. As noted above, Iceni has followed the Council's evidence and approach to the windfalls, with the Cirencester and Surrounding Villages sub area seeing 24% of estimated district-wide windfall development over the plan period[24].

[24] This is indicative as windfalls, by their nature, cannot be accurately predicted

Figure 7-7: Cirencester and Surrounding Villages Sub area Housing Trajectory (with Iceni adjustments)



7.42 Our analysis shows that the Cirencester and Surrounding Villages sub area would deliver an average of 356 homes per annum over the plan period based on the current trajectory. Lower completions are anticipated in 2026/27, but delivery would increase steadily thereafter as first The Steadings, and then other strategic allocations, ramp up delivery. Delivery would peak at c. 600 homes pa in 2036/37 and 2037/38, before declining towards the end of the plan period.

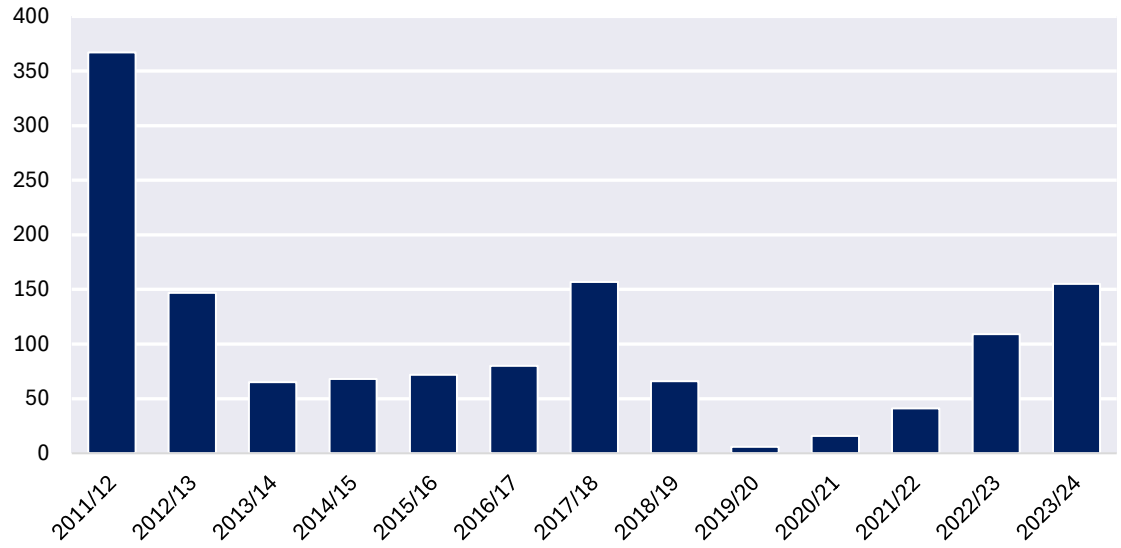
7.43 The decline in housing delivery from the 2037/38 peak in this sub area shown in Figure 7-7 provides some resilience to the housing trajectory in that growth could still be accommodated within the plan period even in the event of lower than anticipated delivery rates. However, it is noted that this decline is in part counter-balanced by the stronger delivery in the South sub area later in the plan period.

7.44 This delivery profile would see an average stock growth rate of 2.6% per annum in this sub area across the plan period. This is somewhat higher than seen in the North and South sub areas (1.6% and 1.9% respectively) and the total for the District (2.0%). It is reasonable that the Cirencester and Surrounding Villages sub area would see a higher growth rates than other sub areas given that Cirencester is by far the largest town in the District, and the largest employment centre (noting that Cirencester currently has a high inflow of commuters from outside the district, who may wish to live in the town if housing was more readily available), and serves a much larger catchment area than other towns in the District. Cirencester also has the best transport (including public transport) connections in the District and is readily accessible from places such as Swindon and Gloucester and Cheltenham (via the A417/A419). Consequently, it is likely to be able to support higher housing delivery rates provided there is land available for development supported by infrastructure. This part of the District is also expected to be the focus for employment growth and employment land provision.

7.45 The historical development profile for the Cirencester and Surrounding Villages Sub area sees consistently low delivery across most of the 2011–24 period, with fewer than 100 homes delivered in most years. Delivery has only been higher in a handful of years in which particular housing schemes were delivered. Across the period shown, there has been an average of only 104 homes delivered per annum. The evidence points to a degree of pent-up demand.

7.46 This low recent delivery rate in this sub area has been influenced by the time taken for The Steadings to gain planning approval and delays to phases of the site delivering homes (noting that only Phase 1a has been delivered so far). If multiple sites are allocated in line with the Regulation 19 Draft Local Plan, and planning approvals for these are progressed within agreed timescales, much higher delivery rates should be possible in the future.

Figure 7-8: Cirencester and Surrounding Villages Sub area historical housing completions



Combined Southern Sub area

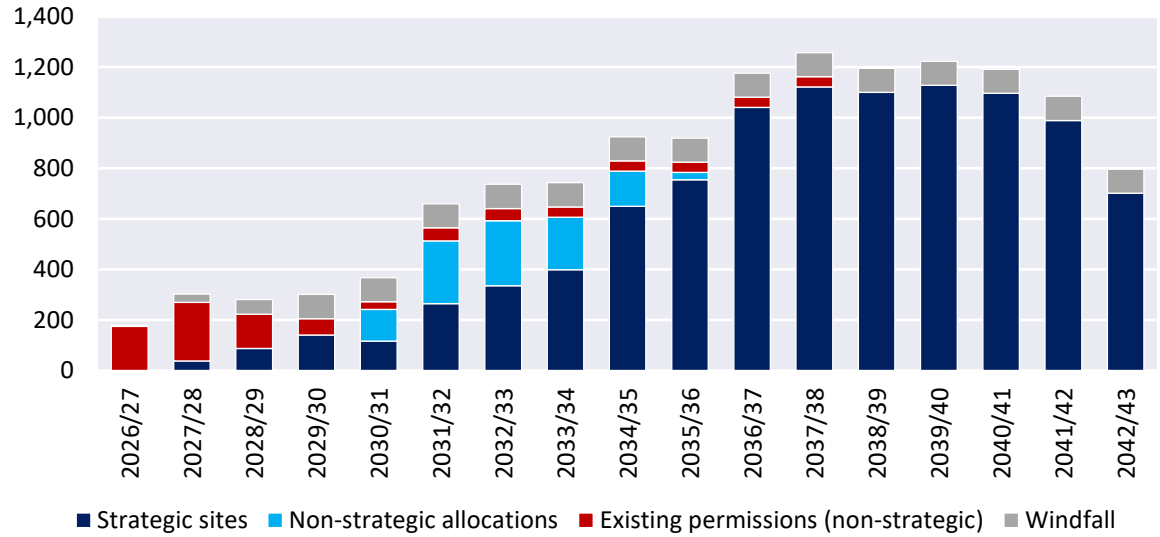
7.47 As noted earlier in this chapter, many of the proposed allocations in the Southern Sub area are proximate to Cirencester, meaning that there is likely to be a degree of market overlap between the Southern Sub area and the Cirencester and Surrounding Villages Sub area. In order to more fully consider questions of market capacity, Iceni has therefore additionally considered these two sub areas in combination (termed the Combined Southern Sub area).

7.48 The following figure shows the housing trajectory for this combined sub area. Consistent with the trajectories for the South and Cirencester and Surrounding Villages sub areas, delivery is low in the first five years of the plan period before increasing as delivery increases on strategic sites. In this combined area delivery would peak at c. 1,250 homes in 2036/37 and would be around 1,200 per annum for a five-year period from 2036/37 – 2040/41. As with the Cirencester and Surrounding Villages Sub area, some decrease in completions is seen in the last few years of the plan period,

which provides a limited amount of resilience in the event of slower build-out of selected strategic sites.

7.49 The peak delivery in the South Sub area occurs in 2040/41, and in the last few years of the plan period. By contrast, the Cirencester and Surrounding Villages sub area sees a somewhat earlier peak in 2037/38. The difference in these trajectories provides for a more even spread in delivery in the combined sub area, making delivery more achievable when considering local market capacity.

Figure 7-9: Combined Southern Sub area Housing Trajectory (with Iceni adjustments)



7.50 This trajectory would see average delivery of 785 homes per annum across the plan period, which equates to an average stock growth rate of 2.2%. This stock growth rate is very similar to the growth rate required for the District as a whole (2.0%), and that for the North sub area (1.8%). This provides supporting evidence that the growth strategy is spatially balanced to support the pace of delivery.

7.51 By comparison, the Combined Southern sub area has seen a historical stock growth rate of 1.0% from 2011-24, and an average of 287 homes delivered per annum. This means that delivery to 2043 will need to be 174% above the historical rate, a very substantial increase. As with the constituent sub areas discussed above, this will be quite challenging, but it is likely that future development rates well in excess of historical rates will be possible given evidence of suppression of demand and the few strategic sites which have been progressed through local planning in recent years.

Realism of stock growth rates and distribution of growth

7.52 The housing trajectory would see similar housing stock growth rates in each sub area, and in the District as a whole, over the plan period. These are summarised in the Table 7-3 below.

Table 7-3: Sub area housing stock growth rates

Sub area	Housing stock growth rates 2026 - 43
North	1.8%
South	1.9%
Cirencester and Surrounding Villages	2.6%
Combined South	2.2%
Cotswold District (overall)	2.0%

7.53 As noted earlier in this chapter for the District-wide housing stock requirements, these are relatively high stock growth rates which will be ambitious but are considered achievable over the plan period.

7.54 is the growth rates implied are a direct result of the high level of housing need in the District, which is calculated using the Standard Method for Housing Need. As noted in the District-wide analysis, in this context Cotswold District Council is required to plan for this level of growth and it is appropriate to consider the best distribution of growth across the District to deliver housing in line with need, as well as how high housing delivery can otherwise be supported.

7.55 A housing trajectory which requires a much higher stock growth rates in one sub area than others would face risks regarding small area market capacity.

7.56 By contrast, Council's housing trajectory achieves similar stock growth rates in each sub area, particularly when the more market-relevant Combined South sub area is considered. This latter area, where the implied stock growth rate is marginally higher, is more capable of supporting a higher stock growth rate given its potential for employment development and economic growth and its accessibility to other larger employment centres beyond the District. As a result, and despite a concentration of strategic sites around the Cirencester area, we would conclude strategic sites appear to be well distributed throughout the district in the Regulation 19 Local Plan development strategy from a housing delivery point of view (particularly noting the constraints on housing distribution posed by the Cotswolds National Landscape, which creates pent-up demand for housing that to a large degree can be met in the nearby locations within the District that are outside the Cotswolds National Landscape).

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 In this final section, we have sought to draw together key findings and set out conclusions in respect of the housing requirement and the actions which the Council could take to support the delivery of this.

Overall Housing Provision

8.2 The Standard Method identifies a LHN of 1,054 dwellings per annum, generating a need for 17,918 homes over 2026–43 plan period. The high housing need is driven in particular by the District's high affordability ratio, which is the 5th highest of a local authority outside of London. National policy expects the Local Plan to meet this need unless the Council can demonstrate that doing so would be unsustainable. The Cotswolds National Landscape, which covers approximately 80% of the District, results in a spatial focus of development into the south-east (around Cirencester, Fairford, Kemble and Lechlade) and north-east (around Moreton-in-Marsh).

8.3 Whilst the LHN is substantially greater than historical housing delivery, which has average 471 dwellings per annum over the last 15 years, the evidence shows that historical housing delivery has relatively closely matched what is being planned for.

8.4 The housing need for 17.918 homes over the plan period would imply an average stock growth rate of 1.9% per annum. Comparative analysis with nearby higher-growth authorities (Vale of White Horse at 2.4%, Tewkesbury at 2.3%, Stratford-on-Avon at 2.2% over five years) demonstrates that stock growth rates approaching the 1.9% required in Cotswold have precedents elsewhere, particularly where multiple strategic sites have come forward concurrently.

8.5 Iceni's analysis thus shows that the stock growth rates implied by meeting the proposed housing requirement of 17,918 homes (equivalent to 1,054 dpa), at 1.9% per annum compound growth over 17 years) and by necessarily also the Council's housing trajectory (2.0% per annum) are ambitious, but achievable. There are precedents for other authorities in adjoining counties achieving similar or slightly higher growth rates– where this is planned for.

8.6 This high housing growth reflects the high underlying level of housing need as provided by Standard Method for calculating housing need, which Cotswold District Council is required to plan for. Our analysis shows that there is a strong relationship between the level of growth planned for through the local planning process and ultimate housing delivery. As such, there is scope for future development to significantly exceed past delivery rates and historical delivery cannot be considered as a limit to what can be achieved in the future. However, it is necessary to consider policy approaches to boost housing delivery rates, which are considered below.

8.7 Cotswold District has a high-value housing market, with evidence of some recent under-delivery of housing (both within the district and surrounding areas). This would be expected to support high rates of housing delivery in the future.

8.8 Whilst current housing market conditions are relatively weak, the housing market is cyclical and we are at a low point in the market cycle at the time of writing. In this report we have been careful not to place too much emphasis on short-term housing market trends, recognising that the housing market is cyclical and over a 17 year plan period there can be expected to be periods of stronger and weaker market conditions. Furthermore, Cotswold has delivered over 900 homes in a single year in 2017/18, demonstrating that higher levels of housing delivery are possible given a supply of developable land (noting that even delivery of 900 homes was constrained by land availability).

8.9 Given the need to plan to meet housing needs under the Standard Method, the distribution of growth within the District appears to be reasonable, with broadly similar stock growth rates across the defined sub areas and the highest growth around Cirencester, which has the best access to services, employment and transport infrastructure and serves a much wider catchment area.

8.10 The version of Council's trajectory from June 2026 that we have advised on provides headroom of 3% above the Standard Method housing need, which is lower than would typically be recommended. However, there is additional supply-side headroom within the trajectory in the form of identified capacity on allocations expected to be delivered beyond the plan period. This provides the potential for higher housing delivery in the event that the housing market performs better than expected; or the potential for faster delivery on some sites where there are delays in other sites progressing. In this context, Cotswold's emerging plan is identifying sufficient supply. Ultimately market factors will influence the number of homes delivered – the role of the planning system is to identify sufficient supply to enable housing need to be met.

8.11 The capacity for additional development identified on strategic sites but which are shown within the June 2026 trajectory as delivering beyond 2043 amounts to 3,160 additional dwellings, which is 17.6% of the plan period housing requirement. Along with the headroom within the trajectory to 2043, this amounts to total headroom of over 20%.

Stepped Housing Requirement

8.12 As set out below, the PPG sets out that a stepped housing requirement may be appropriate where there is a significant change in housing requirement between previous and emerging policies, or where strategic sites are likely to be delivered later in the plan period.[25] Requirements are still to be

[25] Reference ID: 68-021-20190722

met in full over the plan period and are not to be unnecessarily delayed. Both of these circumstances apply here.

8.13 There is a clear case for a stepped housing requirement in Cotswold given that the scale of housing growth required under the Standard Method (1,054 dpa), which is being taken forward in Cotswold's emerging plan, is 2.5 times larger than the average housing requirement under the adopted Cotswold Local Plan (2011-31) (420 dpa). Given this, the Council has identified a variety of additional strategic sites to meet housing needs, which will naturally have long lead-in times and cannot begin delivering homes until later in the plan period.

8.14 Given lead in times for strategic sites and the step change in housing development required, a five-year housing supply on adoption would not be possible without a stepped housing requirement.

8.15 An alternative approach focusing on small sites (which may have lower lead in times) would not support the scale of growth required, particularly as it would become more challenging to deliver infrastructure necessary to support the scale of development envisaged. This could potentially both delay delivery of homes, and would not represent sustainable development.

8.16 The Council's housing trajectory is still evolving at the time of writing. Taking account of the trajectory modelling undertaken herein, we consider hat the stepped requirement could the following steps:

- 400 dpa between 2026-31;
- 1,050 dpa between 2031-36; and
- 1,524 dpa between 2036-43.

8.17 This stepped requirement essentially aligns with the current Standard Method over the middle part of the plan period (2031-36); and addresses the shortfall in the early years from 2036 onwards as multiple strategic sites are delivering concurrently. It nonetheless achieves the Government's objectives in significant boosting housing supply – not least in supporting a rapid increase in housing delivery to over 1,000 dpa from the early 2030s.

8.18 As the trajectory evolves through further work, it may be necessary to consider further the steps envisaged. The Council should continue to review this.

Boosting Housing Delivery

8.19 In the context of the sustained high level of housing delivery, and associated high stock growth, required in Cotswold District over the plan period, it is appropriate to consider how other planning policies could boost housing delivery and increase delivery resilience. One of the key means of doing

this is through supporting ‘product differentiation’ in the range/ types of homes delivered, particularly on larger strategic sites.

8.20 The housing needs evidence, and analysis in Section 3 of this report, highlights that Cotswold’s housing offer is dominated by larger family-sized properties, with comparatively limited supply of flats and smaller homes. High market housing costs contribute to affordability pressures. Smaller homes can provide opportunities for younger people to get on the housing ladder; with the evidence showing notable in-commuting at the moment as such households are unable to find suitable homes more locally. There is a key role for planning policies in seeking to diversify the housing mix, and opportunities in doing so to support higher housing delivery by catering for a range of different markets. National research also shows that product differentiation has a key role to play in supporting the pace of delivery of housing at a site level.

Built to Rent

8.21 As discussed in Chapter 3, Cotswold has seen a large rise in rents in recent years, at the same time as static house prices and a poor sales market. The 2021 Census shows that 17% of households (7,050 households rounded) lived in the private rented sector in the District.

8.22 The wider context has been of changing market dynamics for smaller landlords/investors in recent years, with legislative and tax changes making the management of individual properties or small portfolios more challenging and eroding margins. In this context, supporting institutional investment in the sector through build-to-rent development is important to maintaining supply and rental affordability (which in turn can help manage affordable housing pressures through addressing homelessness presentations). It also ensures that strategic sites are catering for different potential segments of households, including those who have insufficient deposits or savings to buy outright. It broadens the range of households which sites cater for, contributing to providing mixed and balanced communities (by income and tenure) in this way.

8.23 Savills reported in March 2025 that £.2.5 billion was invested across the UK in single family housing in 2024[26], with now 14,000 completed homes and a further 13,000 under construction. It identifies that the market for family housing remains supply constrained and identified potential nationally for this market segment to deliver c. 32,000 homes per annum nationally. There is clear potential for larger strategic sites to contribute to boosting delivery in these terms through inclusion of build -to-rent alongside build to sale and affordable housing provision. This would typically form part of the market housing provision on strategic sites.

8.24 Iceni would recommend that the Council consider policies promoting the delivery of build to rent development as part of the larger schemes within the District, i.e. those providing over 600 dwellings

[26] https://www.savills.co.uk/research_articles/229130/374423-0

(including committed phases). While it may be appropriate to review the consistency of the size threshold with that taken forward nationally by Government, there may equally be a case for applying a lower threshold given the concentrations of specific prospective allocations in the District.

Retirement & Other Specialist Housing

8.25 Housing needs evidence for Cotswold identifies that District has a relatively old population, with 27.5% of people aged 65 or older, above rates seen elsewhere in Gloucestershire or the regional (22.8%) or national (18.7%) positions. Rapid population growth of 44.1% is also expected in this cohort cross the plan period, outpacing change in younger age groups (even in the context of high housing growth which would ordinarily boost growth in primarily younger cohorts).

8.26 There are number of barriers to movement amongst older households, including in particular the high transaction costs associated with moving (principally through Stamp Duty). However there is a prospect of Stamp Duty reform in the coming years which support turnover within the housing market. Changes in these areas could help support housing delivery.

8.27 Equally there is potential to develop the offer of specialist housing targeting older households. The Cotswold District Housing Needs Evidence report (Iceni, July 2026) identifies a net need for further additional specialist older persons housing by 2043 as follows:

- Housing with support (496 homes)
- Housing with care (467 homes)
- Residential and nursing care (685 bedspaces)

8.28 There is also likely to be demand for further retirement housing, noting the appeal of the Cotswolds as a retirement destination.

8.29 In the context of the clear identified need the case for greater product diversity to build resilience in the housing trajectory, Iceni consider that there is a strong case for working with site promoters as part of the plan-making process to encourage further provision of specialist housing. The Council may also wish to require specialist housing provision on certain sites, either through site allocations or through a size cutoff. We would recommend that planning policies for larger strategic sites (1,000+ homes) should be expected to include provision of specialist housing with the potential for both housing and care provision on the largest sites.

Affordable Housing

8.30 Housing needs evidence for Cotswold identifies an annual need for 190 units of rented affordable housing and 146 units of affordable home ownership units across the 2026-43 plan period. Cotswold

has a very high housing affordability ratio and among the highest house prices in the South West region.

8.31 In the context of the needs position, opportunities to support higher affordable housing delivery will feed directly into higher build-out and absorption rates, as set out in this report. Policy requirements for 40% affordable housing contributions on strategic sites, which we understand is supported by the emerging Viability Study, are therefore one of the ways of seeking higher build out rates to meet the overall housing need.

8.32 The Council might also reasonably encourage developers to engage Registered Providers in partnerships to bring forwards larger sites, in particular to help secure funding through the National Affordable Housing Programme to deliver additional affordable housing (over and above the base policy requirements). There are also examples of Registered Providers buying land in the District to deliver 100% affordable housing, and the Council has worked in partnership with several such providers to support this. This can directly feed into absorption rates. Funding can be used to support additionality, boosting affordable housing delivery above that supported by developer contributions alone and supporting the pace of delivery.

Placemaking investment

8.33 The Council will need to examine as part of the plan-making process the inter-relationships between infrastructure provision, the delivery of strategic development schemes and viability. A report by Savills on the Value of Placemaking[27] has shown that upfront investment in the delivery of social and community infrastructure makes developments more appealing and can have a positive effect on both the pace of sales / delivery and residential values. It particularly highlights the role of schools in supporting buyer demand. The report however demonstrates that to support this upfront investment requires ‘patient capital’ whereby essentially land is paid for over time rather than upfront creating more financial capital to invest in place.

Planning Process

8.34 As noted in this report, there have been delays at multiple points in the planning process for the Steadings scheme, and as this is the primary strategic site in the current Cotswold Local Plan this has resulted in overall under-delivery of housing in the last few years. These delays followed in part from resourcing constraints within Council, some of which were caused by redeployment of staff during COVD-19.

[27] https://pdf.euro.savills.co.uk/uk/residential---other/spotlight-the-value-of-placemaking-2016.pdf

8.35 The scale of increase in housing delivery implied by the revised Standard Method points provides the potential for a step change in housing delivery in the District. It equally would see potentially a significant number of large applications being submitted to the Council within a relatively short period of time; but with a significantly increased planning workload sustained over time as a result of the scale of development envisaged.

8.36 There are clear resource implications of this, and it will be important that the Council (and successor organisations as appropriate in the context of Local Government Reorganisation) carefully considers this – and seeks to fully utilise both the prospect of growth in planning application fees (as being considered nationally) and planning performance agreements to invest in growth of its in-house staffing resource.

8.37 Under proposed local government reorganisation, Cotswold District is likely to become part of a larger unitary authority regardless of which of the competing proposals for new authorities are taken forwards. The District would thus fall under the jurisdiction of a larger organisation with greater critical mass of resources and more experience of handling strategic sites elsewhere in Gloucestershire. This would help to mitigate risks to strategic site delivery timeframes. But the scale of increase in housing delivery nonetheless has evident resource implications for the Council and its successor.

8.38 Equally an increase in housing applications will potentially put pressure on other bodies involved in the planning application process – including statutory consultees. The Council will need to work carefully with organisations external to it including Gloucestershire County Council, the Environment Agency, Natural England and utility providers to ensure timely input to planning applications, to the resolution of S106 Agreements and to discharging planning conditions.

8.39 The Council might reasonably consider how the process for engagement with such external bodies is managed, where there are opportunities to set jointly expected standards for engagement / input. Equally the Council might consider how it works proactively to identify and address blockages which are holding up delivery of key schemes.

8.40 The resourcing of planning departments is a recognised issue nationally. Government has however consulted on revisions to planning application fees which aim to support 90% recovery of the costs associated with determining planning applications; with a surcharge to support resources within statutory consultees with the aim of speeding up the process. In this context, it will be important there is adequate resource planning progressed alongside the local plan preparation process so that the Council (and its successor organisation) is able to support the significant increase in number and scale of application which could be expected to come forwards.

8.41 Other local authorities who have seen significant strategic site developments have set out a specific Strategic Sites Team which pools specific expertise in the planning and delivery of strategic sites,

including coordination of infrastructure delivery working with multiple stakeholders. Wokingham Borough Council is one such example. This model should be investigated by the Council.

Supporting Infrastructure Delivery

8.42 Infrastructure delivery will be a critical factor in achieving the required scale of housing growth. The timing of infrastructure provision has a direct influence on lead-in times, the opening of new development parcels and overall build-out rates. In addition, infrastructure upgrades may be required to allow some sites to be developed (for example upgrades to water infrastructure as noted in Chapter 5).

8.43 There is therefore a strong case for the Council to take a proactive role in supporting infrastructure delivery proactively working with Homes England, Gloucestershire County Council, utility providers and other infrastructure partners. Opportunities should be explored to secure forward funding for key infrastructure which can unlock housing delivery at an earlier stage of the development process.

8.44 Key opportunities include the proposed relief road at Moreton-in-Marsh, and road infrastructure upgrades along Tetbury Road (A429), Cirencester, needed to open up the northern part of the Steadings. There are also likely to be further major infrastructure requirements which may benefit from forward-funding on other sites which are less well understood at this stage.

Homes England offers a range of funding mechanisms for bringing forwards enabling infrastructure and reducing delivery risks. For example, the Brownfield, Infrastructure and Land Fund provides funding to unlock housing-led development where infrastructure, viability or land-related constraints prevent delivery. Homes England also provides capital through programmes like the National Housing Bank to support housing and regeneration delivery, which may assist with brining forward infrastructure particularly where access to commercial finance may be constrained. Its Investment Prospectus sets out current products[28], albeit that these may vary over time. There is a particular role for public sector investment in some schemes in the District where it can help to unlock and accelerate delivery, in particular where it can help to address cashflow issues arising from substantial upfront infrastructure costs. The Council will need to work proactively with other stakeholders to access funding to support accelerated housing delivery.

28 https://assets.publishing.service.gov.uk/media/69ccde98a2e82c1bd822d7cf/Homes_England_Investment_prospectus_2026.pdf

Draft document for Council governance process July and August 2026

Cotswold District Housing Density and Optimising Housing Delivery Technical Paper

July 2026

COTSWOLD
District Council

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1. Introduction

1.1 The emerging Cotswold District Local Plan is required to identify sufficient land to meet the District's housing needs over the new plan period (2026 to 2043), alongside other development requirements. The introduction of a revised mandatory standard method for assessing local housing need in the December 2024 National Planning Policy Framework (NPPF) has resulted in a significant increase in the scale of housing that needs to be planned for. For Cotswold District, the housing need has increased from 493 homes a year to 1,036 homes per year, and the need currently stands at 1,054 homes a year. This compares to the adopted Local Plan requirement for an average of 420 homes per year. This represents a fundamental shift in the scale of housing delivery that must be accommodated through the new Local Plan.

1.2 Within this context, the efficient use of land has become a critical consideration for plan-making. The Preferred Options consultation for the Council's emerging Local Plan[1] identified increasing housing densities as one of the mechanisms through which additional housing capacity may be achieved, particularly on larger allocated sites and in the most accessible locations. However, Cotswold District is characterised by a high-quality historic environment, distinctive market towns and villages, and extensive environmental constraints. Around 80 per cent of the District lies within the Cotswolds National Landscape, with much of the remaining area affected by Special Landscape Areas, heritage designations, flood risk and biodiversity constraints. These factors place real limits on the scope for extensive low-density greenfield expansion.

Purpose

1.3 The purpose of this evidence report is to provide a clear, evidence-based understanding of the residential densities that have been achieved across different locations within the District. This analysis informs realistic assumptions about the potential capacity of sites being considered for allocation in the emerging Local Plan.

1.4 The paper*:*

- explains what is meant by housing density and how it is measured;
- summarises the role of density within national and local planning policy;
- sets out the specific Cotswold context, including existing density patterns, environmental constraints and affordable housing considerations; and

[1] Cotswold District Council Local Plan Review Preferred Options Consultation (November 2025)

- illustrates how optimising densities on allocated sites can increase overall housing delivery and affordable housing output while maintaining high-quality design.

1.5 This evidence is essential to ensure that site capacity assumptions are realistic, transparent and defensible, and that the Local Plan makes effective use of land in line with national policy.

2. What is housing density and how is it measured?

2.1 Housing density can be measured in different ways, but the two most commonly used approaches are:

- **Gross density** – the number of dwellings per hectare measured across the entire site area, including roads, open space, SuDS, schools, landscape buffers and other non-residential uses within the red-line boundary.
- **Net density** – the number of dwellings per hectare measured on land used directly for residential development. This typically includes housing plots, private gardens, internal access roads, parking courts and small areas of incidental open space, but excludes strategic open space, primary roads, SuDS basins, schools and other non-housing land.

2.2 For the purposes of this study, density has been measured on a net basis. This provides the most meaningful and consistent basis for comparing how efficiently different sites across the District have been developed. Net density focuses on the land that actually accommodates housing, rather than the wider inclusion of open space, drainage features or infrastructure, which can vary significantly between schemes and distort comparisons if gross density were used.

2.3 This ensures that the analysis reflects genuine development form and provides a like-for-like evidence base for informing realistic capacity assumptions on future allocations in the Local Plan Review.

2.4 Dwellings per hectare (dph) is used as the primary density measure in this study. It is simple, widely understood and directly related to housing delivery and affordable housing outputs. However, dph does not describe dwelling size, occupancy or built form (for example, whether homes are mainly detached houses, terraces or apartments). These factors are considered qualitatively in the analysis.

2.5 For plan-making in Cotswold, net dwellings per hectare will be the principal density measure, supported where appropriate by information on bedrooms per dwelling and

indicative building heights on larger allocations. This provides sufficient clarity for assessing housing capacity while allowing detailed design to respond to site-specific character, landscape and heritage considerations.

3. What determines housing density?

3.1 In practice, the density at which a site comes forward is influenced by a combination of:

- market factors and development viability;
- planning policies and design expectations;
- site-specific characteristics (topography, access, landscape, heritage); and
- infrastructure and parking requirements.

Viability and market factors

3.2 From a developer's perspective, there is an "optimal" density at which the residual land value is maximised. Where sales values are relatively modest, simpler low-rise forms often remain most viable. Where values are higher and/or land is scarce, higher densities can be supported.

3.3 In a rural district such as Cotswold, traditional 2–3 storey forms are expected to remain dominant. However, within that envelope there is still considerable scope to vary density through plot sizes, parking arrangements, building depths and the use of terraced or courtyard forms rather than detached houses.

Policy and design standards

3.4 National policy now places greater emphasis on making effective use of land and avoiding unnecessarily low densities, particularly where there is a shortage of land to meet housing needs[2].

3.5 Local policy, design codes and parking standards all influence achievable density. For example, surface parking can significantly reduce net developable area whereas on-plot parking, shared courts and good walking/cycling access to services can enable moderately higher densities without compromising residential amenity.

Site characteristics and constraints

3.6 In Cotswold, density is particularly influenced by:

[2] National Planning Policy Framework - 11. Making effective use of land - Guidance - GOV.UK

- landscape and townscape sensitivity (including the Cotswolds National Landscape, Special Landscape Areas and Conservation Areas);
- heritage assets and their settings;
- ecological constraints and the need to deliver biodiversity net gain; and
- flood risk and the need for open space, green infrastructure, and SuDS.

4. National policy context

4.1 This assessment responds to the latest national policy and best practice on design, density and making effective use of land.

4.2 Chapter 11 of the NPPF deals with making efficient use of land. Paragraph 124 specifies that planning policies should promote the effective use of land, including by making as much use as possible of previously developed (brownfield) land. Paragraphs 129 and 130 of the NPPF set out guidance on achieving appropriate densities that are sympathetic to local character.

4.3 In the context of the Cotswold Local Plan Review, the NPPF supports a design-led approach to optimising density on suitable sites: planning for more homes on the same land, where this can be achieved without harming character or amenity, is consistent with the NPPF's emphasis on both design quality and effective use of land.

4.4 Chapter 12 of the NPPF deals with achieving well-designed places. It expects Local Plans to set out a clear design vision and expectations, including locally specific design principles that are consistent with the National Design Guide (NDG) and National Model Design Code (NMDC). These tools are intended to shape development at area-wide and site-specific scales, including the form, layout and density of new housing.

5. National Landscape, major development and density

5.1 NPPF paragraphs 189-190 give great weight to conserving and enhancing landscape and scenic beauty within National Landscapes and expects permission for major development to be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest. This sits alongside the national policy emphasis on making an effective use of land including optimising density.For Cotswold, this means that higher-density development is not inherently unacceptable within the National Landscape, but that its location, scale and design must be carefully controlled to avoid harm to landscape character, visual amenity and settlement setting.

5.2 The site capacity estimates within the Cotswold District Housing and Economic Land Availability Assessment (CDC, 2026)[3] reflect this policy balance by applying the following density assumptions:

a) focus more efficient, and higher densities within existing settlements and on brownfield or well-contained sites, while

b) applying more moderate densities and tighter capacity assumptions on greenfield sites within the National Landscape where townscape, landscape and visual sensitivities are higher.

5.3 In some circumstances, a more compact built form can reduce overall land-take and edge-of-settlement sprawl, thereby limiting landscape impacts, provided that design quality, amenity standards and place-making objectives are achieved.

6. Planning Practice Guidance (PPG)

6.1 Further guidance on the Effective Use of Land is provided in the PPG[4].

6.2 Paragraph 5 confirms the different approaches that can be applied when measuring densities and suggests the following methods:

- **Plot ratio measures**: this can help to indicate how a development will relate to its surroundings and the provision of open space within the site. For example, the site coverage ratio (gross external ground floor area ÷ site area) indicates the ratio of building cover to other uses.
- **Bedspace per hectare**: indicates the density of potential residential occupation.
- **Dwellings per hectare**: measures the number of homes within a given area.

7. National Design Guide, 2019

7.1 The National Design Guide (NDG)[5], together with the National Model Design Code (NMDC) [6] and Guidance Notes for Design Codes, illustrate how well-designed places that are attractive, contextualised, healthy, green, and resilient can be achieved in practice. Although the National Design Guide does not set numerical density standards, it establishes the design principles (such as block structure), built form, building heights and contextual character, that shape how density should be applied

[3] https://www.cotswold.gov.uk/planning-and-building/planning-policy/strategic-housing-and-economic-land-availability-assessment
[4] Planning Practice Guidance: Effective use of land (MHCLG, Published 22 July 2019 and last updated 27 February 2025)
[5] National Design Guide (MHCLG, published 1 October 2019 and last updated 30 January 2021)
[6] National Model Design Code (MHCLG, Published 20 July 2021 and last updated 14 October 2021)

in practice. These principles support a design-led approach to setting realistic density assumptions in the Local Plan, and recommends higher densities to help achieve high quality design and more sustainable development.

8. What is the purpose of planning policy on housing density?

8.1 National policy on making effective use of land emphasises that, where there is an existing or anticipated shortage of land to meet identified housing needs, planning policies and decisions should avoid homes being built at low densities, and ensure that development makes optimal use of each site's potential.

8.2 In this context, the main purposes of density policies in the Local Plan are to:

- Use land efficiently, especially in and around larger settlements, and thereby minimise the amount of additional greenfield land that needs to be released;
- Support housing delivery, including the delivery of affordable housing ;
- Locate growth in the most sustainable locations, aligned with public transport, services and jobs;
- Manage character and design quality, ensuring that higher density does not equate to poor quality; and
- Provide clarity and certainty for applicants, communities and infrastructure providers about the expected form and intensity of development.

8.3 This suggests that moderately higher densities can be compatible with the built form typically expected in Cotswold's market towns and larger villages.

8.4 Given Cotswold's high environmental quality and considerable housing need and affordability pressures, the challenge is to optimise density in the right locations and ensure high-quality design.

9. Cotswold's current policy position

Adopted Local Plan

9.1 The adopted Cotswold District Local Plan (2011 to 2031) sets a minimum requirement for 8,400 dwellings over the Plan period and identifies 17 Principal Settlements where growth is focused.

9.2 While the Plan does not set explicit numerical density zones, it includes relevant policies on:

- Housing mix and tenure (Policy H1), which requires an appropriate mix of dwelling sizes and tenures to meet local needs
- Affordable housing (Policy H2), which requires 30% affordable housing on qualifying brownfield sites and 40% on other qualifying sites, subject to viability
- Design of the built and natural environment (Policy EN2) and the Cotswold Design Code (Appendix D), which set expectations for local character, layout and design quality, and
- Cotswolds National Landscape (Policy EN5), which applies a higher level of scrutiny to development affecting the landscape.

Strategic Housing and Economic Land Availability Assessment site capacity assumptions

9.3 The Housing and Economic Land Availability Assessment (SHELAA) Review (CDC, 2021), and earlier iterations of this report, identified land that could potentially be allocated for residential and economic development in the Local Plan by providing an initial view on the availability, suitability and achievability of sites. The SHELAA was used to inform indicative site capacities tested through the plan-making process and ultimately reflected in the adopted Local Plan's housing supply assumptions.

9.4 Initial capacity estimates were explicitly conservative to avoid over-optimistic trajectories at plan-making stages and to ensure flexibility at delivery stage. The starting point for residential sites was a single district-wide Density Multiplier Assumption based on a gross density of 30 dwellings per hectare, adjusted to reflect the proportion of land likely to be taken up by supporting infrastructure and other non-housing sites.. This approach applied standardised gross-to-net discounts by site size, as replicated in Table 1. The resulting net densities were not intended to represent optimal or design-led outcomes, but a cautious starting point for estimating likely capacity across a large number of potential sites.

Table 1: SHELAA Gross-to-net discounts

	Developable site area	**Gross density**	**Net density**
Sites 0–0.4 ha	No discount (100% assumed available for housing)	30 dph	30 dph
Sites 0.4–2 ha	17% discount (83% assumed available for housing)	30 dph	24.9 dph
Sites 2+ ha	37% discount (63% assumed available for housing)	30 dph	18.9 dph

9.5 In some cases, site capacity was further refined where reasonable justification such as relevant planning history or an indicative masterplan suggested an alternative capacity.

9.6 This study builds directly on the SHELAA approach taking the baseline as its starting point and applies a more detailed, design-led analysis to selected sites to test whether higher net densities can be justified in practice.

9.7 Where increases in capacity are identified, these reflect conscious departures from the SHELAA baseline justified by evidence of what has actually been delivered locally and by an assessment of layout efficiency, built form and site context. Where no uplift is identified, this reflects genuine site constraints or design considerations rather than a default reliance on the original SHELAA assumptions.

9.8 The purpose of this assessment is to explore, in a transparent and auditable way, where defensible increases in capacity can be achieved through better design and masterplanning, helping to increase overall housing and affordable housing delivery on proposed Local Plan site allocations without relying on additional greenfield land or compromising design quality.

9.9 The density assumptions and indicative capacities derived through this study will continue to serve as a starting point for site capacity estimates in the forthcoming Local Plan, rather than fixed or final figures. For strategic site allocations, capacity will be tested and refined through comprehensive masterplanning, taking account of movement frameworks, green and blue infrastructure, landscape structure, built form, infrastructure requirements and deliverability. This process will provide a more detailed and robust basis for confirming net developable areas and the distribution of densities across sites.

9.10 For non-strategic site allocations, the Local Plan will be supported by site-specific design briefs or development frameworks. These will illustrate how development can realistically be accommodated on each site, having regard to site-specific constraints and considerations, and design quality expectations. In both cases, this work will inform and adjust the site capacity estimates to reflect what can be achieved in practice.

9.11 The purpose of this evidence is to identify realistic and deliverable capacity at plan stage, with final dwelling numbers to be confirmed through masterplanning and the development management process.

Local Plan Review and emerging policy direction

9.12 The Local Plan Review is responding to changes in national policy and updated evidence on housing need, climate change and design. Evidence papers on housing need and land supply highlight the need to maintain a robust supply of sites and to consider additional allocations to meet the revised housing requirement.

9.13 National guidance on design codes and effective use of land now expects local plans and supporting design guidance to be more explicit about the form and density of development in different locations, including consideration of minimum density expectations in accessible locations.

9.14 In this context, there is an opportunity for the Local Plan Review to articulate a clearer density strategy, particularly for:

- Cirencester and the identified Principal and Non-Principal Settlements;
- town centres, and key public transport corridors; and
- larger strategic site allocations where masterplanning can be used to secure efficient yet context-sensitive forms of development.

10. Framework for understanding density in Cotswold District

10.1 The study adopts an approach based upon actual delivery across Cotswold District. A wide sample of recent residential developments (Appendix 1), both completed and approved, has been examined across a range of settlement contexts. The schemes provide a reliable benchmark for understanding typical built forms, layout patterns and density outcomes in the District.

10.2 Cotswold's settlement pattern is highly varied, and this diversity means that density cannot be meaningfully assessed through a single district-wide benchmark. The District contains a network of principal settlements with differing service roles, several town, key, district and local centres (as defined by adopted Local Plan Policy EC7), and many smaller rural villages. To ensure that density analysis is both realistic and policy-relevant, the study uses a structured classification framework that reflects this spatial variation.

10.3 The study groups sites by settlement tier and by urban-form category. These two dimensions provide a consistent framework for analysing density patterns and understanding how built form, accessibility and context influence achievable densities across the District.

10.4 Urban-form considers the position of sites within settlements. Within the same town or village, development contexts vary significantly. To capture these differences, the study uses five broad urban-form categories:

- Town-centre infill;
- General inner-residential infill within existing built-up areas (<0.5 ha);
- Small-scale suburban extensions (<5 ha): these are modest edge-of-settlement sites that generally connect to existing infrastructure, and do not require comprehensive masterplanning;
- Large-scale suburban extensions (≥5 ha): these are residential edge-of-settlement schemes of 5 hectares or more, or those yielding around 100 or more dwellings. This threshold reflects the PPG definition of a "large site" , as well as Homes England and National Infrastructure Commission practice. These are sites that often act as major suburban extensions, reshaping settlement form and require a coordinated approach to movement, landscape, infrastructure, open space and character;
- Strategic-scale sites (≥20 ha): these are large sites that typically create new settlements, or are a substantial addition to an existing settlement, delivering around 300 or more dwellings. These sites require significant strategic consideration and coordinated approach.

10.5 Review of national practice shows that there is no single prescribed gross-to-net developable area (NDA) ratio for large or strategic-scale sites. However, published guidance and local authority methodologies consistently fall within a broad and well-established range, reflecting the increasing land required for movement networks, SuDS, schools, open space, landscape buffers and other non-residential uses as site size increases.

10.6 Across multiple sources, including ATLAS guidance, local authority evidence bases and recent methodologies, typical NDA ratios for large sites generally fall within the following ranges:

- Sites 2 ha+: typically 50–75% net developable;
- 5–10 ha: around 80% net developable;
- 10+ ha: around 65% net developable;
- Very large sites (20–50 ha): typically 55–65% net developable;
- New community-scale sites (50 ha+): typically 45–60% net developable.

10.7 The above ranges show a clear and consistent pattern: as sites become larger and more strategic, the proportion of net developable land decreases due to the need for more extensive infrastructure, green/blue infrastructure, and other non-residential land uses.

10.8 These broad bands are suitable for high-level capacity testing at Local Plan stage. Final NDA will be refined through site-specific masterplanning, taking account of constraints.

Implications for Cotswold District

10.9 When these national ranges are compared with the assumptions used in the Cotswold SHELAA, they fall broadly within the same territory. The SHELAA's 63% gross-to-net assumption for sites over 2 ha sits comfortably within the evidence-based ranges identified above and remains a reasonable, proportionate and defensible baseline for plan-making.

Purpose of the Combined Framework

10.10 By combining settlement tier with urban-form category, the framework provides a consistent and transparent basis for classifying every scheme in the density dataset. This ensures that density outcomes can be compared on a like-for-like basis and that conclusions about achievable densities accurately reflect the built form, character and development patterns of Cotswold District.

Table 2: Settlement Tier Urban-Form Category Matrix

Settlement Tier	Town Centre / Highly Accessible	Inner Residential / Infill	Small-Scale Suburban Extensions	Large-Scale Suburban Extensions	Strategic-Scale Growth Areas
Tier 1 – Principal town (Cirencester)	✓ (major brownfield, mixed use, intensification)	✓ (edge of centre, conversions, infill)	✓ (small & medium extensions)	✓ (large suburban extensions)	✓ (strategic growth areas; major new neighbourhoods)
Tier 2 – Key Centres (Bourton-on-the-Water; Chipping Campden; Moreton-in-Marsh; Stow-on-the-Wold; Tetbury)	✓ (small pockets of town-centre intensification)	✓ (brownfield, regeneration, infill)	✓ (small-scale suburban extensions)	✓ (large-scale suburban extensions where appropriate)	✓ (where applicable)
Tier 3 – District Centres (Fairford; Lechlade)	–	✓ (inner residential / infill)	✓ (small-scale suburban extensions)	✓ (large-scale suburban extensions where appropriate)	✓ (where applicable)
Tier 4 – Local Centres (Northleach; South Cerney)	–	✓ (inner residential / infill)	✓ (small-scale suburban extensions)	✓ (limited large-scale suburban extensions)	✓ (where applicable)
Tier 5 – Other villages (all other villages in hierarchy)	–	✓ (small brownfield / infill)	✓ (village-edge small extensions)	✓ (larger extensions only where well-contained)	✓ (where applicable)

Capacity estimation method

10.11 Capacity estimates from density analysis at plan stage is estimated using a transparent four-step method:

- Step 1: classify the site by settlement tier and urban-form category;
- Step 2: select the applicable recommended net density range for that tier/form and use the midpoint of the range as the headline net density for summary capacity figures;
- Step 3: apply the relevant gross-to-net assumption for the site size band to convert gross area to net developable area (NDA); and
- Step 4: calculate indicative capacity = NDA × net density (midpoint). All intermediate values (gross area, gross-to-net ratio, NDA, applied net density, gross and net capacities) are recorded to enable sensitivity testing and audit.

Role of gross-to-net assumptions and uncertainty

10.12 Gross-to-net ratios are retained as plan-making assumptions to reflect typical land-take for roads, SuDS, strategic open space and non-housing uses. These ratios are indicative and will be refined through masterplanning. Strategic sites vary widely; therefore the framework uses broad, evidence-based ranges rather than precise single values. The approach recognises that site-specific masterplanning is the appropriate stage to confirm NDA and detailed layout.

11. Site selection

11.1 The density audit draws on a sample of recently completed and permitted residential schemes across Cotswold District, identified through housing monitoring data and planning application records. The intention is not to capture every development, but to assemble a representative cross-section of schemes that reflect the full range of settlement types, development contexts and built forms found across the District. The sample therefore includes schemes from settlements in each tier of the settlement hierarchy, ensuring that the analysis reflects the diversity of Cotswold's settlement pattern.

11.2 Schemes were selected to provide meaningful comparisons across different contexts, including town-centre redevelopment, inner-residential infill, suburban extensions and rural-edge schemes. To ensure that density outcomes could be interpreted reliably, sites were chosen to be large enough to exhibit a coherent layout, typically falling within a net developable area of between 0.5 and 10 hectares. Very small schemes, specialist institutional developments and other atypical forms of development were excluded where they would distort the analysis or fall outside the scope of mainstream housing delivery.

12. Data collection

12.1 For each selected scheme, the study records a consistent set of quantitative and qualitative information drawn from planning application documents, approved layout plans and aerial imagery. The quantitative dataset includes the gross site area, the net developable area, the number of dwellings consented, and the resulting density expressed as dwellings per hectare. Gross density is calculated using the red-line site area associated with each planning permission.

12.2 Net density has then been derived in two ways, depending on the information available. Where approved layout plans clearly identify the net developable area, this has been used directly. For schemes where such information is not available, net density has been estimated using the gross-to-net assumptions set out in the SHELAA

(see Table 1 of this report), which apply standard discounts based on site size. This approach ensures that net density can be compared consistently across the full range of schemes.

12.3 Alongside these numerical measures, qualitative information is collected to capture the physical and spatial characteristics that influence density and built form. This includes the mix of dwelling types and the balance between detached, semi-detached, terraced and apartment units; typical and maximum building heights; the prevailing street pattern and layout; and the approach to parking provision. The analysis also records any site-specific constraints that have shaped the form and density of development, such as heritage settings, and topography.

12.4 Together, this combined dataset provides a robust basis for understanding how density varies across different settlement tiers and development contexts, and for identifying the design and contextual factors that can influence achievable densities in Cotswold.

13. Density analysis and findings

13.1 The application of the Combined Framework to 52 recent residential schemes provides a clear and consistent picture of how density varies across Cotswold District. By analysing schemes through the dual lens of settlement tier and urban-form category (Appendix 2), the study distinguishes between the influence of location, accessibility, built form and masterplanning choices. This ensures that density outcomes are compared on a like-for-like basis and that conclusions reflect the realities of development which has already delivered across the District.

Patterns by Settlement Tier

13.2 The analysis confirms a strong relationship between settlement role and achievable density.

13.3 Cirencester, as the District's principal town, consistently delivers the highest densities. Town-centre schemes exceed 60 dwellings net per hectare, reflecting opportunities for intensification and mixed-use redevelopment in highly accessible locations. Inner-residential schemes typically achieve around 60 dwellings per hectare, demonstrating that more compact forms can deliver efficient outcomes without reliance on taller buildings.

13.4 Large scale suburban extensions around Cirencester, such as Kingshill North and Kingshill South, achieve net densities between 38 and 44 dwellings per hectare. These outcomes show that moderately higher densities are achievable in a Cotswold context when masterplanning is efficient and open space is well structured.

13.5 Tier 2 principal settlements demonstrate a wider variety of densities. Densities of between 20 and 40 dph can be seen on small and large-scale suburban extensions, while higher densities of around 45 dph on inner-residential, and up to 60 dph on infill schemes can be seen.

13.6 Other principal settlements, including Bourton-on-the-Water, Stow-on-the-Wold and Chipping Campden, show a consistent pattern: infill schemes often achieve high densities (28–200 dwellings per hectare), while suburban extensions typically fall between 18 and 33 dwellings per hectare.

13.7 Tier 3 and 4 District and Local Centres generally deliver suburban extensions in the range of 20-40 dph.

13.8 In Tier 5 settlements, densities are lower but still demonstrate that moderate levels of development are achievable. Schemes typically deliver between 13 and 39 dwellings per hectare, with several village-edge schemes achieving densities comparable to suburban extensions in the principal settlements.

Table 3: Density by Settlement Tier: Summary Table (good – see other comments)

Category	Average net density (dph)	Observed range (dph)	Interpretation
Tier 1: Cirencester	65	38–125	Highest densities driven by town-centre intensification and efficient inner-residential schemes.
Tier 2: Principal Settlements (Key Centres)	40	18–200	Very wide variation; infill is efficient, suburban extensions often lower.
Tier 3–4: District & Local Centres	33	22–42	Perform similarly to Tier 2 suburban contexts; no distinct pattern requiring separate treatment.
Tier 5: Other Villages in the Settlement Hierarchy (all other villages)	31	13–52	Moderate densities achievable even in sensitive rural contexts.

Commentary

13.9 The settlement-tier data shows a clear hierarchy. Cirencester delivers the highest densities, reflecting its role as the District's primary centre and the opportunities for intensification within and around the town centre. Tier 2 settlements show the widest variation, with efficient brownfield and infill schemes contrasting with lower-density suburban extensions. Rural settlements, while more constrained, still achieve moderate densities where sites are well contained and layouts are efficient.

Density Patterns by Urban-Form Category

13.10 Urban-form category is the strongest predictor of net density. The findings from the audit are summarised in Table 4. It demonstrates consistent patterns: town-centre infill delivers the highest densities; general inner-residential infill performs strongly within traditional 2–2.5 storey forms; suburban extensions show the widest variation with a clear split between small and large extensions; and Tier 5 villages typically deliver lower densities but can achieve moderate outcomes where layouts are efficient.

Table 4: Density by Urban-Form Category: Summary Table

Urban Form Category	Average Net Density (dph)	Observed Range (dph)	Interpretation
Town-centre infill	111	68–200	Highest densities; compact blocks, flats, upper-floor conversions and mixed-use redevelopment.
Inner-residential infill (<0.5 ha)	44	28–60	Efficient terraces, short blocks and courtyard forms; strong performance in 2–2.5 storey typologies.
Small-scale suburban extensions (<5 ha)	29	18–43	Often the most efficient suburban form; compact street patterns, tighter block structures and mixed housing types.
Large-scale suburban extensions (≥5 ha)	31	16–45	Wide variation; lower average densities reflect distributor roads, strategic open space, SuDS and higher proportions of detached housing.

Large-scale versus small-scale suburban extensions

13.11 The audit shows no meaningful difference in average net density between small-scale (<5 ha) and large-scale (≥5 ha) suburban extensions in Cotswold District. Both categories deliver an average of around 30 dwellings per hectare, and their density ranges overlap almost entirely.

Strategic-scale growth areas

13.12 The audit includes several large suburban extensions but only one scheme (The Steadings, Chesterton) relates to a strategic-scale site, and even this represents only an initial phase rather than a completed ≥20 ha development. As a result, no firm conclusions can be drawn about density performance on full strategic-scale growth areas from the audit alone.

14. Implications for the Local Plan Review

Evidence of achievable densities in Cotswold District and justification for recommended ranges

14.1 The density audit demonstrates that Cotswold District is already delivering a wider range of densities than is often assumed at plan-making stage. Across all settlement tiers, recent schemes show that efficient layouts, compact block structures and well-designed two and three storey forms can achieve densities significantly above historic assumptions.

14.2 These outcomes confirm that higher densities are already being achieved successfully across the District without reliance on taller buildings or compromising local character.

14.3 However, not all previous suburban extensions have made efficient use of land, with net densities on some sites falling as low as 13 dwellings per hectare. The audit demonstrates that higher densities are both realistic and locally appropriate, with recent suburban schemes across the District consistently achieving around 30 dwellings per hectare and, in some cases, significantly more. Given the scale of housing need and the finite supply of suitable land, it is neither efficient nor justified to continue planning suburban development at the lower end of this range. The evidence shows clear potential to optimise density on future allocations while remaining sensitive to local character.

14.4 The recommended density ranges for the Local Plan Review are derived directly from the achieved densities in the audit and provide a robust evidence-based baseline.

14.5 This approach ensures that the Local Plan is based upon what the market has already delivered, while providing a clear and defensible uplift to secure more efficient use of land.

Affordable housing

14.6 Because affordable housing in Cotswold is primarily delivered as a percentage of dwellings on qualifying sites through the Council's Affordable Housing policy (Policy H2 of the adopted Local Plan), optimising the density of allocated sites has a direct and positive effect on the total number of homes delivered as well as the number of affordable homes delivered. Even moderate increases can significantly address local needs.

Character and design

14.7 Experience from other authorities, such as New Forest and South Oxfordshire and Vale of White Horse, indicates that schemes in the range of 35–45 dph can be achieved largely through 2-storey semi- detached and terraced houses without appearing over-

intensive. These schemes typically rely on more efficient street and block layouts, slightly smaller gardens, a greater use of short terraces, and a balanced parking strategy (for example, a mix of on-plot, on-street and small shared courts).

14.8 In Cotswold, good design and respect for local character remains essential. Policies EN2 and EN5 of the adopted Local Plan and the Cotswold Design Code already provide a strong framework for ensuring that higher density development is only supported where:

- scale, height and massing are appropriate to the settlement and landscape context;
- layouts provide good residential amenity (daylight, outlook, privacy, garden and open space provision);
- streets and spaces are of high quality, walkable and well-landscaped; and
- heritage and landscape impacts are acceptable.

14.9 Optimising density typically results in a greater proportion of smaller homes, which are generally more affordable and better aligned with the needs of younger households and first-time buyers in Cotswold. This supports the wider objective of improving housing affordability across the District.

15. Recommendations and conclusions

15.1 The recommended density expectations for proposed allocations are set out at the end of this section in Table 5.

15.2 For emerging allocations, these ranges provide a clear and evidence-based starting point for calculating likely site capacity. They represent a modest but meaningful uplift on past build-out and provide a quantitative basis for assessing whether proposed masterplans make effective use of land.

15.3 Optimising density is a realistic and locally appropriate mechanism for increasing housing output and affordable housing delivery. Because affordable housing is secured as a proportion of dwellings, modest increases in density on larger sites can deliver significant additional affordable homes without requiring further land release.

15.4 The audit shows that densities significantly above traditional assumptions are already being achieved across the District. Town centre schemes in Cirencester reach 68–125 dwellings per hectare; inner residential infill commonly achieves 40–60 dwellings per hectare; suburban extensions routinely deliver above 30 dwellings per hectare, with several schemes performing above this level; and village-edge schemes achieve 20–35 dwellings per hectare where layouts are efficient.

Table 5: Recommended Net Density Ranges by Location

Location	Recommended net density (dph)
Main town centres (infill and new district centres)	50+ / 60+
Primary streets and new local centres	40 – 50+ /60+
Areas well related to settlements	30 – 40
Landscape edges / farmsteads / rural lanes / infill at non-principal settlements	20 – 35

15.5 Density outcomes in the District are strongly influenced by masterplanning and design choices rather than fixed environmental constraints. Higher densities can be achieved through conventional two and two-and-a-half storey forms that respect local character. Modest increases in density on larger allocated sites can deliver meaningful increases in overall housing supply and affordable housing provision, reducing pressure to allocate additional greenfield land in more sensitive location.

15.6 The historic reliance on a gross 30 dwellings per hectare assumption for greenfield suburban extensions is no longer appropriate. The Local Plan Review therefore adopts clear, quantitative density expectations for proposed allocations, to meet settlement role and context. This evidence provides a clear and defensible basis ensuring that development makes effective use of land across the District in line with National Policy.

Appendix 1 – Density Audit of Sites

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Town Centre infill / Highly Accessible										
Bourton-on-the-Water	Car Park adjacent to Bourton Vale Garage, Station Road	20/04313/FUL	Town Centre infill / Highly Accessible	0.04	0.04	8	Approved 2021	200	200	Brownfield site redevelopment 2-storey block containing 8 no. duplex dwellings in a 'backto-back' format.
Cirencester	T H White Garage Redevelopment (Retirement Living)	14/05222/FUL	Town Centre infill / Highly Accessible	0.5	0.4	34	Approved / Completed	68	85	Retirement apartments, brownfield redevelopment, off-site affordable contribution.
Cirencester	11 Dollar Street upper floors conversion	21/00364/FUL	Town centre infill / Highly accessible	0.09	0.09	7	Permitted	78	78	Retail retained at ground; efficient upper-floor reuse; typical historic core intensification.
Cirencester	Forum House, South Way, GL7 1LJ	21/02067/FUL	Town Centre infill / Highly Accessible	0.08	0.08	10	Approved 2021	125	125	Mixed-use redevelopment; 10 flats above retail; very high density four storey residential.
Cirencester	Akeman Court, Cricklade Street	10/01954/FUL	Town Centre infill / Highly Accessible	0.19	0.19	13	Completed 2014/15	68	68	Redevelopment of former 3–4 storey care home; 6 houses + 7 apartments; strong town-centre brownfield exemplar
Inner Residential infill / Brownfield Redevelopment										
Andoversford	Former Cattle Market Station Road	13/03775/FUL	Inner Residential infill / Brownfield Redevelopment	0.46	0.356	17	Completed 2017	38	48	Brownfield redevelopment - varied mix of detached and terraced homes.
Bourton-on-the-Water	Our Lady Help of Christians Catholic Church, Station Road	23/00727/TDC	Inner Residential Infill / Brownfield Redevelopment	0.18	0.18	5	Approved 2021	28	28	Brownfield redevelopment site. A terrace of 3 dwellings and 2 large, detached dwellings, contain 2, 3 and 5 bed dwellings.
Cirencester	Chesterton Halt Adult Training Centre Meadow Road, GL7 1YA	15/01329/OUT & 16/03017/REM	Inner Residential infill	0.48	0.4	24	Completed 218/19	59	60	3 storey apartment building comprising 24 one- and two-bedroom apartments consisting of a total area of 2,110 m2.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	19/01715/FUL	Inner Residential infill	0.65	0.52	27	Approve and completed	42	52	Brownfield regeneration within a large village, replacing defective post-war housing stock. mix of 7 no. 1 bedroom 2 person houses, 4 no. 2 bedroom 3
Moreton-in-Marsh	Stockwells Redevelopment, 13–30 Stockwells	21/03283/FUL	Inner Residential infill	0.7	0.64	28	Approved and completed	40	44	Redevelopment of 24 defective dwellings; two-storey 2- & 3-bed houses; compact perimeter-block form. 100% Affordable
Tetbury	Peglers Garage Workshop, London Road, GL8 8JQ	20/00834/FUL	Inner Residential Infill / Brownfield Redevelopment	0.23	0.23	9	Developed	39	39	Small brownfield infill development within Tetbury which is washed over by the National Landscape.
Tetbury	Northfield Garage, London Road, GL8 8HW	21/00549/FUL	Inner Residential Infill / Brownfield Redevelopment	0.94	0.75	45	Approved	48	60	Compact brownfield site, with significant challenges resulting from its previous use as a PFS. The houses range from 1 to 4 bedroom characterised by smaller family-sized dwellings.
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	17/04587/FUL	Inner Residential / Brownfield Redevelopment	1	0.83	26	Completed in	26	35	A mix of 2, 3 and 4 bed units. There is 50% affordable housing. two storey with some terraces, semi-detached.
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	20/02697/FUL	Inner Residential Infill	0.26	0.26	10	Developed	39	39	2 storey in height and will comprise one detached dwelling, three pairs of semi-detached dwellings and one terrace of 3 dwellings. The dwellings will comprise 3 x two bed, 6 x three bed and 1 x four bed units.
Small-Scale Suburban Extension										
Avening	Land parcel at the Sunground	14/02675/FUL	Small Scale Suburban extension	0.35	0.28	11	Completed 23/24	31	39	Affordable housing site with cross- market-subsidy providing a mix of social

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
										rent and shared equity. 6 affordable + 5 market; National Landscape; compact village infill.
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	13/02227/OUT	Small-Scale Suburban Extension	2.2	1.76	26	Completed 2017/18	12	18	26 new dwellings of which half would be for sale and the remainder would be for let or shared equity sale.
Chipping Campden	Land at the Leasows	18/04995/REM	Small-Scale Suburban Extension	1.66	1.3	30	Completed 2022/23	18	23	Within the Cotswolds National Landscape. 15 open market dwellings and 15 affordable units. The open market dwellings comprise five 3 bed, seven 4 bed and three 5 bed units. The affordable dwellings comprise two 1 bed, eight 2 bed and five 3 bed (three 3 bed 5 person & two 3 bed 6 person). Dwellings are a mix of detached, semi-detached and terraced units. All dwellings 2 storey in height.
Cirencester	Kingshill development, London Road	15/03117/REM pursuant to outline PP 13/02942/OUT for mixed use development	Small-Scale Suburban Extension	3.46	2.17	94	Completed 2018/19	27	43	All 2 or 2.5 storeys. Development will provide 50% affordable housing. 47 affordable homes, delivered at a 67%/33% split of socially rented to shared ownership.
Down Ampney	Land at Broadway Farm	17/03826/REM - Reserved Matters pursuant to 15/01567/OUT	Small-Scale Suburban Extension	3.2	2.02	44	Approved and developed	14	22	Edge-of-settlement redevelopment providing 22 units (50%) of affordable housing. The units would mostly be 2 storeys vernacular appearance,
Fairford	Land parcel to the south-west, of Saxon Way	14/04847/REM Reserved matters pursuant to 13/05181/OUT	Small-Scale Suburban Extension	1.25	1	22	Completed 2017/18	18	22	Small edge-extension; notably low net density for suburban context

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Kemble	Land NW of Kemble Primary School, West Lane	19/03417/FUL	Small-Scale Suburban Extension	0.59	0.47	8	Approved / Completed	14	17	Greenfield edge site, market housing, adjacent to school
Kemble	Land north east of Clayfurlong Grove	20/00833/FUL	Small-Scale Suburban Extension	0.64	0.53	15	Approved / Completed	23	28	Greenfield two-storey built form throughout, reflecting the prevailing scale of surrounding village housing and maintaining an appropriate relationship with the rural edge. The scheme includes six affordable dwellings,
Lechlade	Old Station Site Burford Road	14/04198/REM pursuant to Outline 12/00528/OUT	Small-Scale Suburban Extension	2.65	1.67	61	Completed	23	37	Even though it's brownfield, the layout and delivery behave like a suburban edge scheme. Brownfield doesn't always mean high density — this shows how even brownfield sites can deliver suburban densities when layout and context allow. 8 two bedroomed houses, 16 three bedroomed houses, 22 four bedroomed houses and 15 four/five bedroomed houses generating an overall density of 23 dwellings per hectare.
Mickleton	Former Meon Hill Nurseries,	13/03539/OUT	Small-Scale Suburban Extension	4.2	2.65	84	Completed	20	32	Mixed-use outline; brownfield edge-of-village redevelopment; net density at lower end of suburban benchmark
Moreton-in-Marsh	Land west of Davies Road / Mosedale	22/02119/REM	Small-Scale Suburban Extension	0.52	0.43	15	Approved / Completed	28	35	Small-scale edge-of-settlement scheme. Semi-detached family houses and terrace blocks. All homes are

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Moreton-in-Marsh	Land east of Evenlode Road	21/02766/REM	Small-Scale Suburban Extension	3.5	2.2	67	Approved (2021)	19	31	Scheme of 67 dwellings, combining larger open market homes with a varied affordable mix (including apartments, houses, and bungalows), with most buildings 2 storey but some single-storey bungalows to diversify provision
Moreton-in-Marsh	Land to east of Evenlode Road	21/02766/REM pursuant to outline 19/00086/OUT	Small-Scale Suburban Extension	3.52	2.3	67	Completed 2024	19	29	Residential development of a relatively low density of just 19 homes per hectare, and of a low-rise nature. Therefore limited to 67.
Northleach with Eastington	Land parcel off Bassett Road, and East End Road	16/03403/REM pursuant to 14/04274/OUT	Small-Scale Suburban Extension	2.1	1.32	40	Completed	19	30	The dwellings along this road will be 2-2.5 storeys high, set within large gardens flanking the gable ends of two terraces, each of three 2.5 storey houses.
South Cerney	Land adjacent to Berkeley Close	18/04656/REM pursuant to outline permission 16/02598/OUT	Small-Scale Suburban Extension	3.5	2.2	92	Under construction	26	42	Strong exemplar; suburban edge scheme delivering higher densities. The density also allows for a range of dwellings across the site with varying sizes, in order to accommodate a variety of house types from Larger detached properties through to smaller semi-detached forms. Predominantly of 2 storey dwellings.
Stow-on-the-Wold	Land north of Oddington Road	23/01513/FUL	Small-Scale Suburban Extension	1.97	1.58	37	Approved	19	24	The proposal consists of 100% affordable housing with a range of property types including detached, semi-detached and terraced houses. Property size ranges from 1 – 3-bedroom units.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
										22 rented and 15 shared ownership.
Tetbury	Land parcel at Quercus Park	14/03567/REM pursuant to outline 13/03363/OUT	Small-Scale Suburban Extension	1.6	1.3	50	Completed	31	39	A mixture of sizes ranging from 1 bed (47 square metres) to 4 bed (150 square metres).
Tetbury	The Dormers, Cirencester Road	13/02727/OUT	Small-Scale Suburban Extension	1.9	1.5	27	Completed 2017/18	14	18	Comprising a mixture of 2 x 1 bed flats and 23 x 2, 3, 4 and 5 bed houses. 11 of the new dwellings are intended as affordable. Entirely 2 storey in scale.
Tetbury	Land at Cirencester Road	17/01804/REM pursuant to outline 15/04291/OUT	Small-Scale Suburban Extension	1.49	1.24	39	Completed	26	32	A mix of buildings that are linked, terraced and detached.
Tetbury	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	23/02682/FUL	Small-Scale Suburban Extension	2	1.3	27	Approved	14	21	Greenfield development in the National Landscape. Mixed-use comprising: New healthcare facility (replacement GP surgery) and 27 dwellings (11 affordable units: rented + shared ownership). Exceptional circumstances exist, and that the scheme is in the public interest by providing a much-needed healthcare facility.
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	20/04548/FUL	Small-Scale Suburban Extension	1	0.8	26	Under construction	26	33	The site is located within the Cotswolds National Landscape. The development will be domestic in scale, and village like in character. It is generally arranged in a series
Willersey	Field House, Broadway Road, WR12 7PH	23/03814/FUL	Small-Scale Suburban Extension	0.49	0.39	5	Approved	10	13	Demolition of existing commercial and domestic buildings and construction of 5 dwellings within the

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
										Cotswolds National Landscape. 3 detached dwellings and a pair of semi-detached properties providing a mix of 1 two bed, 2 three bed and 2 four bed dwellings.
Willersey	Land north of Collin Lane	14/05636/OUT	Small-Scale Suburban Extension	2.24	1.35	50	Completed	22	37	A mix of buildings that are linked, terraced and detached.
Large-Scale Suburban Extensions										
Cirencester	Kingshill North (Phase)	07/03621/REM Reserved matters pursuant 07/00748/OUT	Large-Scale Suburban extension	8.6	6.88	270	Completed 2013/14	32	39	Early phase of strategic allocation; typical 2–2.5 storey suburban form; density higher than later greenfield schemes.
Cirencester	Kingshill South	06/02991/OUT	Large-Scale Suburban Extension	8.9	7.12	311	Completed 2010-2016	35	44	Outline assumed 35 dph as "appropriate mid-point" of 30–40 dph range; includes POS, allotments, small retail. 50% affordable housing.
Fairford	Land at London Road	13/03793/OUT	Large-Scale Suburban Extension	5	3.15	120	Completed 2012020/21	24	38	Predominance of 2 storey development with some 2.5 storey
Fairford	Land west of Hatherop Road	22/03770/OUT	Large-Scale Suburban Extension	7.7	3.6	87	Approved 2023	11	24	Large greenfield edge-of-settlement scheme; 56% GI; A mix of residential accommodation comprising 1,2,3 and 4 bedroom
Fairford	Land parcel south of Home farm, Cirencester Road	15/02707/REM pursuant to 13/03097/OUT	Large-Scale Suburban Extension	4.3	2.8	120	Completed 2017/18	28	42	mix will vary through the development but will predominantly comprise semidetached and detached family dwellings of 2, 3 or 4 bedrooms.
Kemble	Land at Top Farm	14/03638/REM pursuant to outline 11/04236/OUT	Large-Scale Suburban Extension	5	3	50	Completed 2017/18	10	16	A mixture of 2–5-bedroom houses and a small number of 1 bed flats.
Mickleton	Land parcel off Broad Marston	16/02049/REM pursuant to outline14/02365/OUT	Large-Scale Suburban Extension	8.42	3.6	90	Completed	11	25	2 storeys semi-detached and

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Moreton-in-Marsh	Land at Dunstall Farm, Fosseway	19/02248/FUL	Large-Scale Suburban Extension	16.36	8.728	250	Approve and under construction	16	30	Greenfield suburban extension. 100 dwellings are to be provided 40% of the 250 new homes are split between 60 rented units (60%) and 40 shared ownership (40%). A range of dwelling size type and tenure provided from one bedroom apartment to three bed family homes.
Moreton-in-Marsh	Land off Todenham Road	14/00948/OUT	Large-Scale Suburban Extension	11	6	140	Completed	13	23	The scheme devotes around 3.8 ha to parkland, resulting in only 56% of the red line area being used for development. Generous POS and buffer provision.
Moreton-in-Marsh	Land at Fire Service College, London Road	11/00940/REM pursuant to 09/04440/OUT	Large-Scale Suburban Extension	14.25	9	313		22	35	36 apartments and 264 house. A mix of 2 and 3 storey units and a mix of 2 to 4 bed houses. extensive POS and buffers.
Moreton-in-Marsh	The Fire Service	16/00858/REM pursuant to outline 14/01483/OUT	Larg-Scale Suburban Extension	15.54	9.7	250	Completed	16	26	A range of houses and flats with associated garages Houses will include 2 storey and 2.5 storey types (rooms in the roof space) and flats will be accommodated in 3 storey blocks. Very low gross density; even on 63% net assumption, generous land take.
Siddington (Cirencester edge)	Land to the south of Love Lane	20/01852/REM pursuant to outline 15/05165/OUT	Large-Scale Suburban Extension	10.86	6.5	88	Completed in	8	14	The houses will be a mixture of terraced, semi-detached and detached houses.
South Cerney	Land at former Aggregate Industries Site, The Mallards	10/03916/OUT	Large-Scale Suburban Extension	15.4	6	150	Completed 2021	10	25	A range of house types, sizes and tenures and housing styles. 2 storey with some 2.5 storey along main route.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph	Height /Housing mix
Tetbury	Highfield Farm	15/02517/REM pursuant to outline 11/01591/OUT granted on appeal	Large-Scale Suburban extension	9.05	5.6	250	Completed 2021/22	28	45	Mix of detached semidetached properties.
Strategic Scale										
Cirencester	The Steadings (Chesterton / Wilkinson Road), Cirencester Phase 1	20/04343/REM	Strategic scale (first phase)	2.85	1.8	68	Reserved Matters / Phase 1A, under construction	24	38	Mostly 2–3 storey terraced/semi layout consistent with this density.

Appendix 2 – Density Summary Analysis

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Andoversford	Former Cattle Market Station Road	Tier 5	Inner Residential infill / Brownfield Redevelopment	No	17	48	38	0.36
Avening	Land parcel at the Sunground	Tier 5	Small-Scale Suburban Extension	No	11	39	31	0.28
Bourton-on-the-Water	Car Park adjacent to Bourton Vale Garage, Station Road	Tier 2	Town Centre infill / Highly Accessible	No	8	200	200	0.04
Bourton-on-the-Water	Our Lady Help of Christians Catholic Church, Station Road	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	5	28	28	0.18
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	Tier 2	Small-Scale Suburban Extension	No	26	18	12	1.76
Chipping Campden	Land at the Leasows	Tier 2	Small-Scale Suburban Extension	No	30	23	18	1.30
Cirencester	The Steadings (Chesterton / Wilkinson Road), Cirencester Phase 1	Tier 1	Strategic scale (first phase)	Yes	68	38	24	1.80
Cirencester	Chesterton Halt Adult Training Centre Meadow Road, GL7 1YA	Tier 1	Inner Residential infill	No	24	60	59	0.40

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Cirencester	T H White Garage Redevelopment (Retirement Living)	Tier 1	Town Centre infill / Highly Accessible	No	34	85	68	0.40
Cirencester	11 Dollar Street upper floors conversion	Tier 1	Town Centre infill / Highly Accessible	No	7	78	78	0.09
Cirencester	Forum House, South Way, GL7 1LJ	Tier 1	Town Centre infill / Highly Accessible	No	10	125	125	0.08
Cirencester	Kingshill North (Phase)	Tier 1	Large-Scale Suburban extension	Yes	270	39	32	6.88
Cirencester	Akeman Court, Cricklade Street	Tier 1	Town Centre infill / Highly Accessible	No	13	68	68	0.19
Cirencester	Kingshill South	Tier 1	Large-Scale Suburban Extension	Yes	311	44	35	7.12
Cirencester	Kingshill development, London Road	Tier 1	Small-Scale Suburban Extension	Yes	94	43	27	2.17
Down Ampney	Land at Broadway Farm	Tier 5	Small-Scale Suburban Extension	No	44	19	14	2.27
Fairford	Land west of Hatherop Road	Tier 2	Large-Scale Suburban Extension	Yes	87	24	11	3.60
Fairford	Land at London Road	Tier 3	Large-Scale Suburban Extension	Yes	120	38	24	3.15
Fairford	Land parcel to the south-west, of Saxon Way	Tier 3	Small-Scale Suburban Extension	No	22	22	18	1.00
Fairford	Land parcel south of Home farm, Cirencester Road	Tier 3	Large-Scale Suburban Extension	Yes	120	42	28	2.80

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Kemble	Land north-west of Kemble Primary School, West Lane	Tier 5	Small-Scale Suburban Extension	No	8	17	14	0.47
Kemble	Land north east of Clayfurlong Grove	Tier 5	Small-Scale Suburban Extension	No	15	28	23	0.53
Kemble	Land at Top Farm	Tier 5	Large-Scale Suburban Extension	Yes	50	16	10	3.00
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	Tier 5	Inner Residential infill	No	27	52	42	0.52
Lechlade	Old Station Site Burford Road	Tier 5	Small-Scale Suburban Extension	No	61	37	23	1.67
Mickleton	Former Meon, Hill Nurseries, Canada Lane	Tier 5	Small-Scale Suburban Extension	No	84	32	20	2.65
Mickleton	Land parcel off Broad Marston Road	Tier 5	Large-Scale Suburban Extension	Yes	90	25	11	3.60
Moreton-in-Marsh	Land west of Davies Road / Mosedale	Tier 2	Small-Scale Suburban Extension	No	15	35	28	0.43
Moreton-in-Marsh	Land east of Evenlode Road	Tier 2	Small-Scale Suburban Extension	No	67	31	19	2.20
Moreton-in-Marsh	Stockwells Redevelopment, 13–30 Stockwells	Tier 2	Inner Residential infill	No	28	44	40	0.64
Moreton-in-Marsh	Land at Dunstall Farm, Fosseway	Tier 2	Large-Scale Suburban Extension	Yes	250	30	16	8.73

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Moreton-in-Marsh	Land at Fire Service College, London Road	Tier 2	Large-Scale Suburban Extension	Yes	313	35	22	9.00
Moreton-in-Marsh	The Fire Service, College Road	Tier 2	Larg-Scale Suburban Extension	Yes	250	26	16	9.70
Moreton-in-Marsh	Land off Todenham Road	Tier 2	Larg-Scale Suburban Extension	Yes	140	23	13	6.00
Moreton-in-Marsh	Land to east of Evenlode Road	Tier 2	Small-Scale Suburban Extension	No	67	29	19	2.30
Northleach with Eastington	Land parcel off Bassett Road, and East End Road	Tier 4	Small-Scale Suburban Extension	No	40	30	19	1.32
Siddington (Cirencester edge)	Land to the south of Love Lane	Tier 1	Large-Scale Suburban Extension	Yes	88	14	8	6.50
South Cerney	Land Adjacent To Berkeley Close	Tier 4	Small-Scale Suburban Extension	No	92	42	26	2.20
South Cerney	Land at former Aggregate Industries Site, The Mallards	Tier 2	Large-Scale Suburban Extension	Yes	150	25	10	6.00
Stow-on-the-Wold	Land north of Oddington Road	Tier 2	Small-Scale Suburban Extension	No	37	24	19	1.58
Tetbury	Peglers Garage Workshop, London Road, GL8 8JQ	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	9	39	39	0.23

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Tetbury	Northfield Garage, London Road, GL8 8HW	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	45	60	48	0.75
Tetbury	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Tier 2	Small-Scale Suburban Extension	No	27	21	14	1.30
Tetbury	Highfield Farm	Tier 2	Large-Scale Suburban extension	Yes	250	45	28	5.60
Tetbury	The Dormers, Cirencester Road	Tier 2	Small-Scale Suburban Extension	No	27	18	14	1.50
Tetbury	Land parcel at Quercus Park	Tier 2	Small-Scale Suburban Extension	No	50	39	31	1.30
Tetbury	Land at Cirencester Road	Tier 2	Small-Scale Suburban Extension	No	39	32	26	1.24
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Tier 5	Small-Scale Suburban Extension	No	26	33	26	0.80
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	Tier 5	Inner Residential Infill	No	10	39	39	0.26
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Tier 5	Inner Residential / Brownfield Redevelopment	No	26	35	26	0.83
Willersey	Field House, Broadway Road, WR12 7PH	Tier 5	Small-Scale Suburban Extension	No	5	13	10	0.39
Willersey	Land north of Collin Lane	Tier 5	Small-Scale Suburban Extension	No	50	37	22	1.35

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Cotswold District Housing Needs Evidence

Final Report

Iceni Projects Limited on behalf of

Cotswold District Council

June 2026

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1. Summary & Conclusions

1.1 This report provides evidence on housing needs for Cotswold District. It has been prepared in particular to inform the emerging Cotswold District Local Plan.

Overall Housing Need

1.2 The Government has set out a 'standard method' and requires councils to use this to identify overall housing need. This is influenced by the current housing stock and affordability position. The standard method shows a substantial need for 1,054 dpa generating a need for 17,918 homes over the 2026-43 plan period. This high housing need is in particular a reflection of the District's high house prices which on average are 14.6 times' the average earnings of a full-time worker living in the District.

1.3 The modelling undertaken in this report indicates that housing provision of 17,918 homes over the plan period would support population growth of 34,600 (37%) over the 17 year plan period and support a notable growth in the population of working age as well as a growing older population.

Need for Affordable Housing

1.4 There is a significant need for affordable housing in Cotswold District. Affordable housing accounts for around 7,100 in the District today and accommodates around 15% of the District's households; but at as at Spring 2025 there were 1,775 households on the Council's Housing Register with an unmet need for affordable homes.

1.5 The report provides an assessment of affordable housing need over the plan period to 2043, taking account of current housing costs and incomes, as well as the existing affordable housing stock and turnover. This indicates a net need for 336 affordable homes a year. Whilst this is very significant in the context of the adopted Local Plan's housing target for delivery of 420 homes a year and average housing delivery over the last 15 years, which at 413 homes a year closely matches this, it is a lower proportion of the much higher housing need shown by the standard method (32%). However given that not all development schemes will provide affordable housing, with affordable housing not required on some smaller sites of < 10 dwellings and some sites not able to viably support policy-compliant affordable housing provision, we consider that the evidence would justify affordable housing provision of up to 40%. The policy requirement for affordable housing in the Local Plan will need to take account of this, as well as the Plan's viability evidence. It will help grow the proportion of affordable housing (relative to the wider housing stock) over the plan period.

1.6 The evidence considers the profile of need for different affordable housing products, and concludes that, on the basis of the needs evidence, policies should seek the following split of different affordable housing products:

40% social rent

10% affordable rent

50% affordable home ownership.

1.7 The Plan's policies should provide the potential for this to be flexed in selected circumstances, in particular where there is alternative local needs evidence or where it is necessary to do so to support development viability. The definition of affordable housing should include the potential for provision of military affordable housing.

1.8 The evidence in the report highlights the significant quantum of second and holiday homes in the District, which support the tourism economy but restrict access to housing for local people. Government is considering introducing a national register of short-term lets, which the Council could opt in to. Once this is in place, there would be potential for planning polices – together with Article 4 directions – to be used to more closely manage the growth of short-term lets and in particular to manage concentrations of them. This is something which the Council may wish to investigate further.

Housing Mix

1.9 The District's current dwelling stock is focused towards larger properties – with detached and semi-detached homes making up more than two-thirds (68%) of homes; and 69% of homes having 3 or more bedrooms, with a particularly high proportion (31%) of homes having 4+ beds. Whilst this is reflective of the more rural nature of the District, there are clear effects in restricting the supply of smaller and more affordable homes for local people.

1.10 The evidence indicates an earnings profile of those working in the District which is notably lower than that for residents, with out-commuting of residents to higher paid jobs and notable in-commuting of those in lower paid roles who can't afford to live in the District. Affordable housing provision will therefore be important in supporting the local economy in enabling lower earning households to live in the District which in turn will help businesses with recruitment issues.

1.11 For market housing, the size of a home households occupy is influenced more by what they can afford than their household size. The evidence however indicates that taking account of demographic changes and providing opportunities for older households to downsize, market housing provision should be focused on delivering 2- and 3-bed

properties. This will help to rebalance the housing offer to address affordability issues.

1.12 Affordable home ownership properties should be focused in particular on 2-bed properties, as set out below; whilst new developments should deliver a mix of different sizes of rented affordable homes including to meet needs of both smaller households and families.

1.13 The recommended mix of homes of different sizes is set out in the table below. We would expect this to be considered alongside, where appropriate, the existing mix of homes at settlement level and any local needs evidence. Justification should be provided as part of planning applications where there is significant variance from this – particularly on strategic sites.

Table 1-1: Suggested size mix of housing by tenure – Cotswold

	Market	Affordable home ownership	Rented affordable housing
1-bedroom	5%-10%	15%-20%	25%-35%
2-bedrooms	30%-35%	40%-50%	30%-40%
3-bedrooms	35%-45%	25%-35%	20%-30%
4+-bedrooms	15%-25%	5%-15%	5%-15%

Source: Iceni analysis

Specialist Housing

1.14 The evidence indicates that over the plan period to 2043, the population aged 65+ is expected to grow by 44%, with an increase of 11,600 people accounting for around a third of overall population growth. Currently 15% of the population have a disability, with 28% of households including someone with a disability and this can be expected to grow with the increasing older population over the plan

period. The evidence projects an increase of 2,350 people (rounded) with mobility problems as well as growth in those with autism, learning disabilities and dementia (see Table 6.4).

1.15 The District has a relatively health supply of housing with support now, but an under-provision of housing with care (such as extra care) and residential care bedspaces. Over the plan period, the evidence indicates a net need for:

Housing with support: 496 homes

Housing with care: 467 homes

Residential and nursing care: 685 bedspaces

1.16 The analysis thus provides clear evidence of a need for specialist housing, driven in particular by a growing older population. It is important that the Council consider as part of the plan-making process how these needs will be met. We would recommend that planning policies for larger strategic sites (1000+ homes) should be expected to include provision of specialist housing. Typical sizes of schemes indicatively are as follows:

Housing with Support - 60+ units

Affordable Housing with Care (Extra Care) - 65+ units

Market Housing with Care (Extra Care) - 150+ units

Residential / Nursing Care - 80 beds

1.17 Plan policies seeking affordable housing contributions from housing with care (extra care) schemes should be informed and supported by specific viability modelling relating to this form off development recognising that viability differs from general needs housing – for instance with higher levels of communal space, on-site facilities, potential for higher construction and fit-out costs and potentially lower sales rates/ fewer off-plan sales. It will be necessary also to consider

practical issues related to the costs of facilities and associated service charges in appraising whether affordable housing provision on-site is realistic, or whether financial contributions in lieu of on-site provision should be sought. The use class (whether C2 or C3) need not be determinative if the policy is appropriately drafted.

1.18 In addition, the report identifies a need for 350 homes for wheelchair users over the plan period. Iceni recommend that 5% of market homes and 5% of affordable homes on major development sites of 100+ homes are provided as wheelchair adaptable homes consistent with M4(3) standards. Within this, the affordable homes should be provided as M4(3)(2)(b) wheelchair accessible homes where there evidence of local need at the time of a planning application.

Specific Market Segments

1.19 The report identifies limited potential for 'muti-family' build-to-rent (BTR) development, which is of flats; but does identify some potential for 'single family' BTR to grow over the plan period. This has the potential to support the pace of delivery on larger strategic sites. It recommends that this is considered as part of the market housing offer and the Council expects provision as part of any new settlement scale locations.

1.20 A need is also estimated for around 355 self- and custom-build homes over the plan period. Alongside policies supporting provision on single development plots in suitable locations, the Council should consider requiring 3% of dwellings on strategic sites to provide for self- and custom housebuilding.

1.21 A specific need for new-build homes for students and looked after children is not identified in the evidence; but the evidence in the report would be relevant to applications for children's homes, which Iceni would expect to be particularly focused on the change of use of existing

C3 properties. The Council should monitor student housing issues and continue to engage with the Royal Agricultural University over time.

2. Introduction

2.1 Cotswold District Council is preparing a new Local Plan to guide development in the District over the 2025-43 period. The Council has commissioned Iceni Projects ('Iceni') to prepare this Housing Needs Evidence Report.

2.2 The report draws together evidence on housing needs, including overall housing need, the need for different types and sizes of homes; and the needs of different groups within the local community. It draws on work which Iceni has been undertaking to prepare a Gloucestershire Housing & Economic Development Needs Assessment ('HENA') working with local authorities across the County.

Scope of the Housing Needs Report

1.2 This report provides an assessment of housing needs, which includes:

Identifying the overall need for housing using the 'standard method' set out by national government;

Assessment of the need for affordable housing, and for different types of affordable housing to provide a basis to support planning policies for affordable housing;

Analysis of the needs for different types of homes and housing needs of different groups within the District's population, including older persons; families and military personnel;

Consideration of the dynamics of different housing market segments – including the need for purpose-built student accommodation and self- and custom-build housing.

2.3 The report takes account of national government policies as set out in the National Planning Policy Framework ('NPPF'), as published in December 2025, and associated Planning Practice Guidance ('PPG') at the time of the report's preparation.

Geographies

2.4 The report considers housing needs across Cotswold District and, for some key data, includes benchmarking of the position to that for the Gloucestershire Housing Market Area (HMA) which comprises the local authority areas of Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud and Tewkesbury.

2.5 The report considers dynamics in both urban and rural parts of the county. In doing so, this report adopts the ONS 2021 Rural Urban Classification (RUC), which identifies urban areas as shown in the table below (urban areas are defined in these terms as those with a resident population of 10,000 or over). Cirencester in these terms is defined as 'urban' whilst the remaining parts of the District are rural.

Report Structure

2.6 The remainder of the report is structured to address:

Section 3: Housing Offer and Market Dynamics

Section 4: Demographics and Overall Housing Need

Section 5: Affordable Housing Need

Section 6: Older Persons Need and those with Disabilities

Section 7: Mix of Homes Needed

Section 8: Housing Market Segments

Section 9: Rural housing needs

Section 10: Housing Needs of Specific Groups

3. Housing Offer and Market Dynamics

Housing Offer

3.1 Cotswold District has a dwelling stock of 46,800 dwellings (rounded) in 2025. 2021 Census data indicated that two thirds (67%) were owner occupied, with the remainder split between private rented (17%) and social rented homes (15%). The affordable housing stock overall equates to around 7,100 dwellings, has been growing and sits slightly above other that in parts of Gloucestershire.

Table 3.1 Tenure Profile, 2021

	Owned outright	Owned with a mortgage / Shared ownership	Private rented / Rent free	Social rent
Cotswold (households)	16,177	11,129	7,059	6,232
Cotswold (%)	40%	27%	17%	15%
Gloucestershire	38%	31%	18%	13%
South West	38%	29%	20%	13%
England	33%	30%	21%	17%

Source: 2021 Census

3.2 Over the 2011-21 period, influenced by an ageing population, the proportion of households who owned homes outright in the District has grown, with a modest increase in those living in the social rented sector (affordable housing). Those renting privately and home owners with a mortgage have fallen slightly in proportional terms relative to other tenures, but have seen some modest growth in absolute numbers of households.

Table 3.2 Tenure Changes, 2011-21

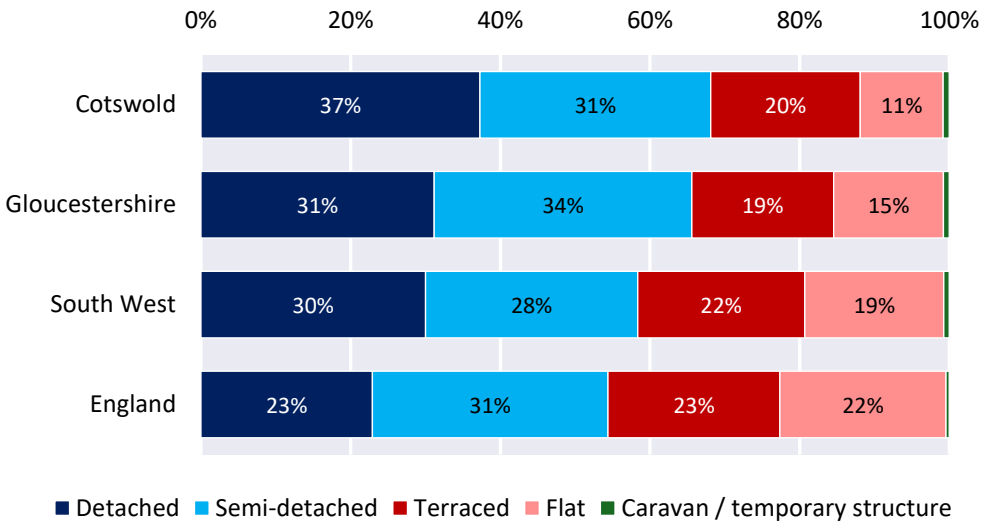
	Owned outright	Owned with a mortgage / Shared ownership	Private rented / Rent free	Social rent
2021	16,177	11,129	7,059	6,232
2011	13,691	10,553	6,604	5,388
Change	2,486	576	455	844
pp change	2.1%	-1.7%	-0.8%	0.5%

Source: 2021 Census

3.3 Data from the Regulator of Social Housing points towards an affordable housing stock in 2025 of 7,087 properties of which 80.5% were general needs properties for rent; 7.8% were supported housing and 11.5% were for low cost home ownership. The proportion of general needs housing is slightly higher than that across Gloucestershire, with the District having a lower proportion of supported housing.

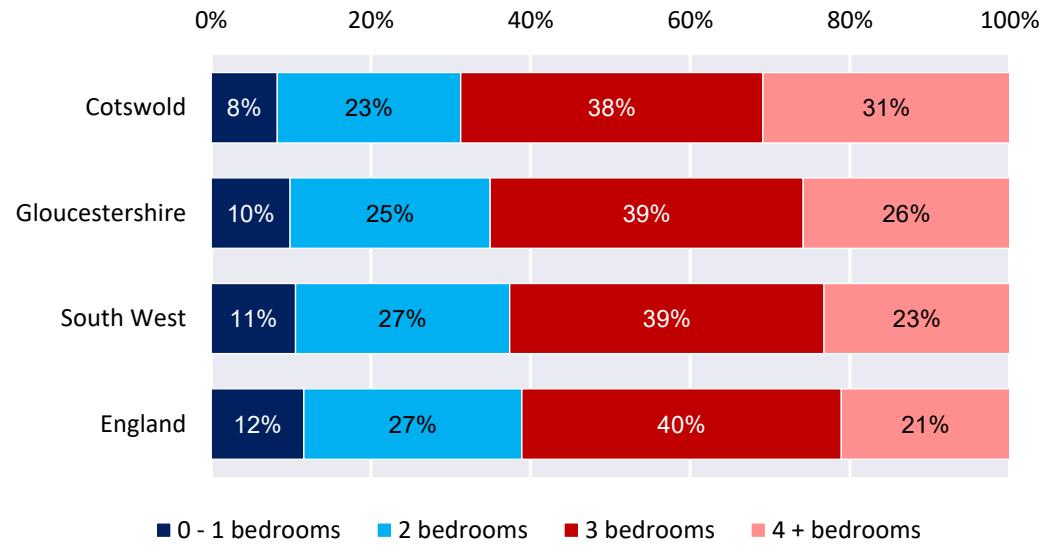
3.4 Much of the District's geography is rural and the housing offer reflects this with a relatively higher proportion of detached housing (37%) and 4+ bed homes (31%). (and relatively modest provision of flats (11% of stock) and 1-bed homes (8%). The overall focus of the current housing offer in on larger, family-sized homes.

Figure 3.1 House Types



Source: Census 2021.

Figure 3.2 House Sizes



Source: Census 2021. 1-bed figures include studios

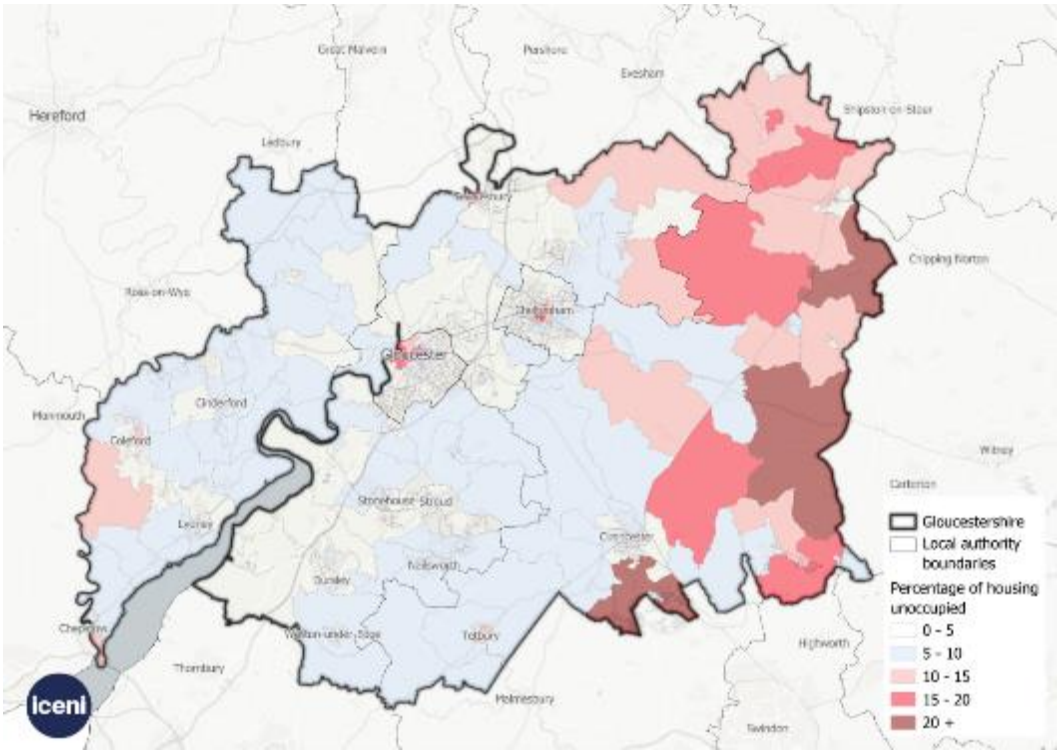
3.5 MHCLG data indicates that in 2024, 3.7% of homes across the District were vacant, with 1.8% being long-term vacant (this being those vacant for a year or more). This is above the 2.5-3.0% level which we would consider to be necessary to support turnover of stock and repairs / extensions to homes in a functioning housing market.

3.6 2021 Census data indicated that there were 3,660 vacant homes on Census day in the District; with a further 1,260 second homes (with no usual residents). Relative to a dwelling stock of 45,515 this equates to 10.8% of total dwellings which is significantly higher than that across broader geographies. It is likely that there is some overlap between homes recorded as second homes and vacant, and that the level of housing stock in these categories is reflecting in particular of visitor accommodation including holiday lets, alongside high levels of second home ownership. Whilst this supports the tourism economy in the District it also restricts the availability of homes for the local population.

3.7 In terms of house type, 89% of second and holiday homes are houses with a focus on detached properties (46% of the total); and 72% are family-sized properties with two or more bedrooms. This reflects the overall stock profile in the District.

3.8 The chart below shows the geography of unoccupied housing based on the Census data across Gloucestershire and highlights how this is significantly higher in Cotswold District than in other locations.

Figure 3.3 Unoccupied housing (2021)



Source: Census 2021

3.9 Impacts associated with concentrations of second homes and holiday lets can include:

Restricting the availability of homes to local residents, particularly lower cost properties, with concerns that those living outside of the area are often able to out-compete local households for homes.

Impacting on the residential population within settlements who use local shops and services, with the potential that concentrations can affect the vitality and viability of local communities and service provision within them.

Potential issues can arise from the churn of people, from the storage and handling of household waste, to noise from events/ parties which impacts on neighbours and on enforcement services.

3.10 The Council has charged an additional 100% Council Tax premium on second homes in the District since April 2025.[1] Holiday lets pay business rates in certain circumstances.[2]

3.11 Government intends to set up a register of short-term lets to which local authorities can 'opt in' – the effect of which will provide further information on short-term lets at a local level and how this is changing. The Government is proposing that where an owner seeks to change the use of a property between the C3 and C5 use, it would need to notify the Council. For the Council to restrict the ability for C3 dwellings to be converted to C5 short-term lets, it would likely need to put in place an Article 4 Direction. These are issues which the Council should consider further if Government progresses with legislation.

Housing Market

Sales Market Dynamics

3.12 The District is an attractive place to live with attractive settlements and landscape and this is reflected in high housing costs. The median house price stood at £448,000 in the District for sales in the year to March 2025; with the average price for detached properties reaching £680,000.

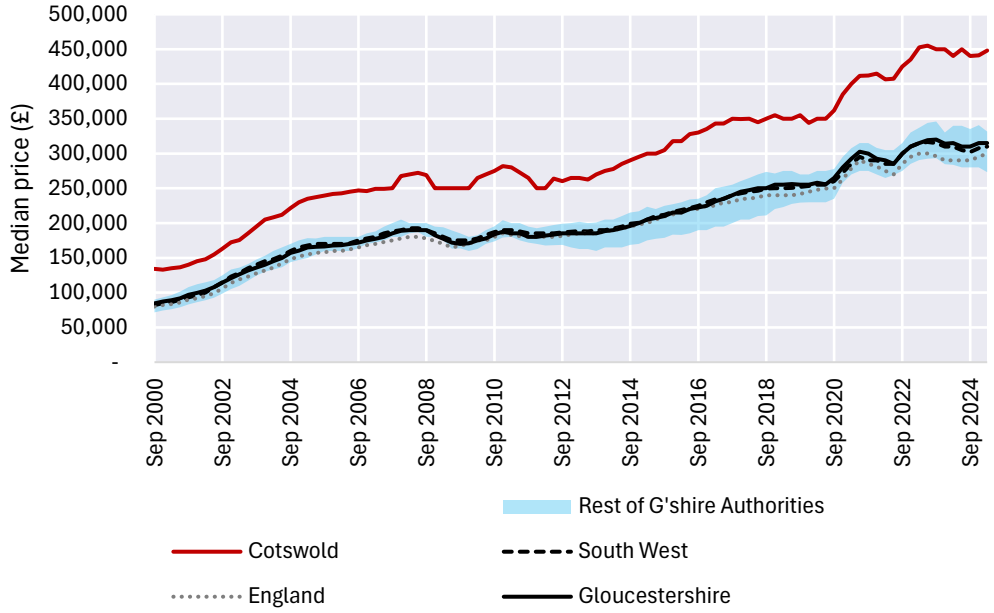
3.13 Relative prices across house types are higher than in other parts of Gloucestershire and for houses are above wider (regional/ national) benchmarks. As shown below, house prices have seen long-term growth, with rapid growth in values in particular between 2020-22 as households re-evaluated their living circumstances (as a result of the Covid-19 pandemic) with changing working patterns enabling people to

[1] https://www.cotswold.gov.uk/council-tax-and-benefits/second-homes/

[2] https://www.cotswold.gov.uk/business-and-licensing/business-rates-and-rate-relief/holiday-lets/

move further away from workplaces but seeking space to work at home. The more recent trend – since early 2023 – has been of relative price stability (and in effect a real terms fall) as demand has been sensitive to higher interest rates.

Figure 3.4 Housing price changes over time



Source: ONS *Median house prices for administrative geographies*

3.14 The trend over the last year (Spring 2025 – Spring 2026) has similarly been relatively flat, with the Land Registry House Price Index showing 2% growth in values over the year, but focused towards Summer 2026; with more recent months seeing flat or modestly falling values.

3.15 House prices by type of property are shown below. Whilst prices are higher than broader benchmarks across house types, there is a particular premium associated with larger detached homes.

House Prices by Type, Year ending March 2025

	Detached	Semi-detached	Terraced	Flat	Overall
Cotswold	£680,000	£395,000	£355,000	£225,000	£448,000
Gloucestershire	£470,000	£300,000	£255,000	£173,000	£315,000
South West	£449,000	£305,000	£265,000	£192,000	£310,000
England	£422,500	£277,500	£246,050	£248,000	£300,000

Source: ONS *Median house prices for administrative geographies*

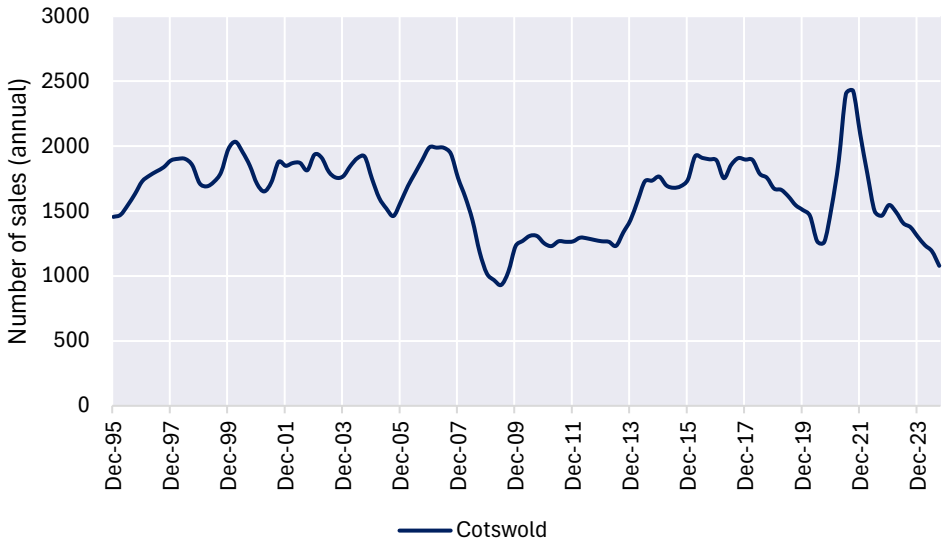
3.16 The Cotswolds market attracts a high number of prestige buyers including from abroad, particularly from North America. Recent research by Savills showed that international buyers accounted for just over 20% of sales above £1,500,000 in 'the Cotswolds' during 2025, almost double the proportion seen in the regional market[3]. Over the same period, London buyers accounted for 48% of high value sales, and cash buyers 89%. Demand from North American buyers is influenced by tourist visits, common language, quality of place and accessibility to London and Heathrow.

3.17 The chart below track trends in sales in the District, based on HM Land Registry data. It shows both short-term volatility in the market, but it is nonetheless possible to pick out the effects of the credit crunch and subdued lending between 2008-13, to stronger market circumstances between late 2013 to 2018, the spike in demand seen in 2020 and 2021 as households reconsidered where to live and with the Stamp Duty Holiday, and a weakening in demand since 2022 in a context of higher interest rates. It is notable that at the time of writing, sales volumes (at around 110 per month) sit at historically weak rates.

3.18 There are broadly similar trends for cash purchases as against those buying with a mortgage with cash purchasers accounting for 47% of sales; and purchasers with a mortgage accounting for 53% of sales over the last 5 years.

Figure 3.5 Sales Trends – Cotswold District

[3] https://www.savills.co.uk/research_articles/229130/387120-0

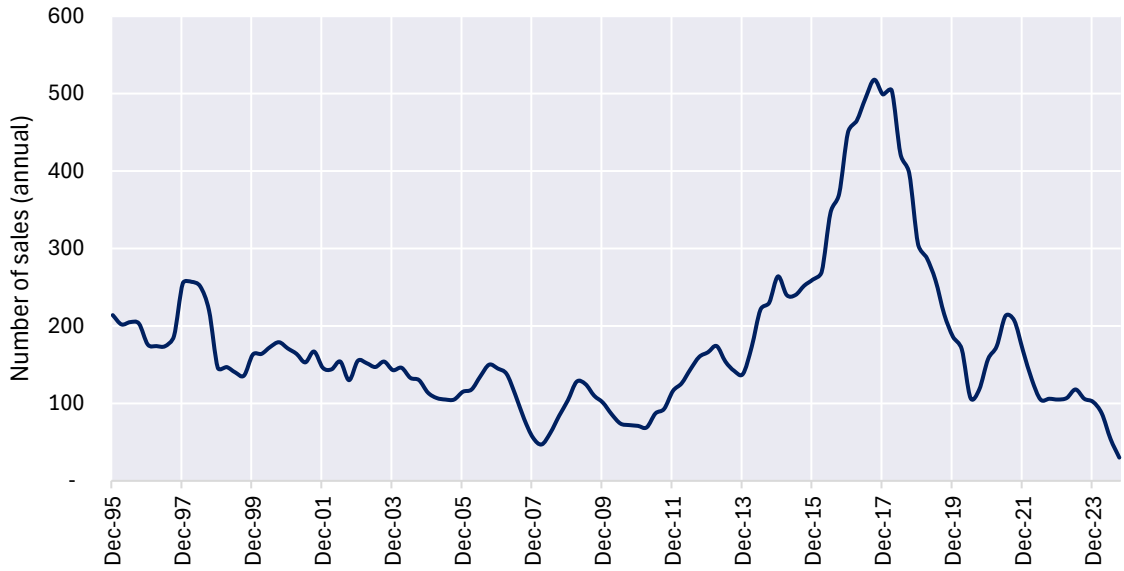


Source: HM Land Registry House Price Index/ Iceni analysis

3.19 The Local Plan is however looking at housing delivery over a 17 year period looking forwards and it is reasonable to expect this will include periods of weaker and stronger housing market conditions – reflecting the cyclicality of the housing market and different macro-economic influences on it.

3.20 The chart below shows new-build sales. It illustrates that these have varied over time – influenced by land supply issues – with a particular peak of delivery in 2016/17 and 2017/18 where annual sales peaked at 500 pa. Over 20 years, new-build sales have accounted for 11.5% of sales in the District with a lower 5 year figure of 9.2%. Comparing the position to Tewkesbury where the 10 year position has seen 22% of sales being of new-build properties illustrates the potential for the sales market to support additional new-build development.

Figure 3.6 : New-build sales – Cotswold District

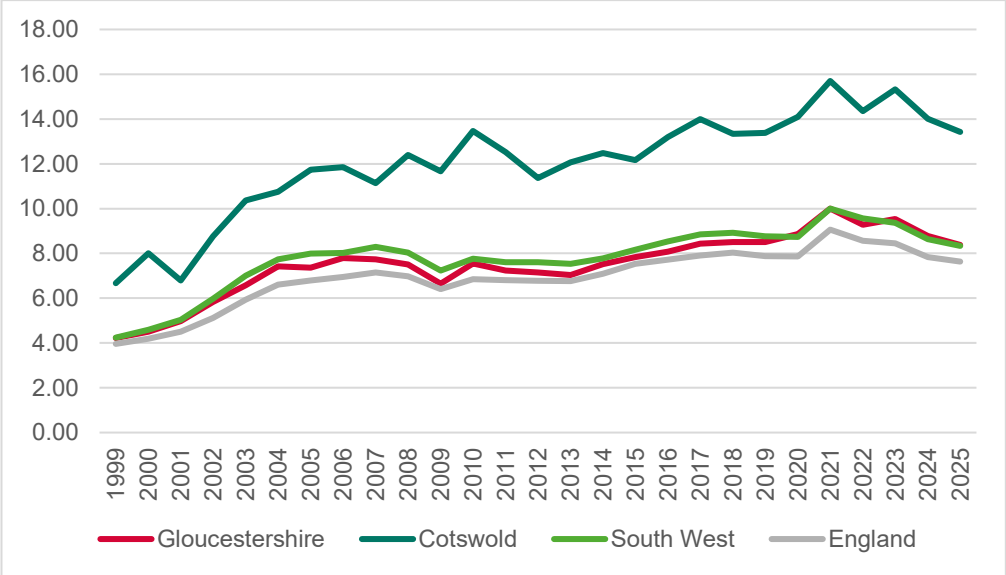


Source: ONS *Residential property sales for administrative geographies (newly built dwellings)*

Affordability of Market Housing

3.21 Affordability pressures for housing for sale is significant, with the average house price over the last 5 years (2020-25) being 12.1 times earnings of residents, but 14.6 times earnings of those working within the District. This affordability position feeds directly into the housing need. As the chart below shows, whilst the long-term trend is upwards there is year-on-year variability; and over the last four years the ratio has fallen from a peak of 15.7 in 2021 to 13.4 in 2025.

Figure 3.7 Median House Price-to-Income Ratio



Source: ONS

3.22 The lower quartile house price to income ratio, which is a better measure of the affordability of entry-level housing for younger households, is slightly lower at 11.5 in 2025. The 5 year average figure is slightly higher at 13.1, with the evidence showing again that there has been some improvement since a peak in 2021.

3.23 However whilst affordability using these metrics has improved since 2021 – as house price growth has been slower than growth in earnings – this has been counterbalanced by increases in interest rates. The Bank of England base rate sits at 3.5% at the time of writing in mid 2026 which is notably above the historically low levels of less than 1% through much of the 2010s. Interest rates have increased notably since 2022 and thus the cost of mortgage finance has risen – making it more difficult for first-time buyers to buy a home.

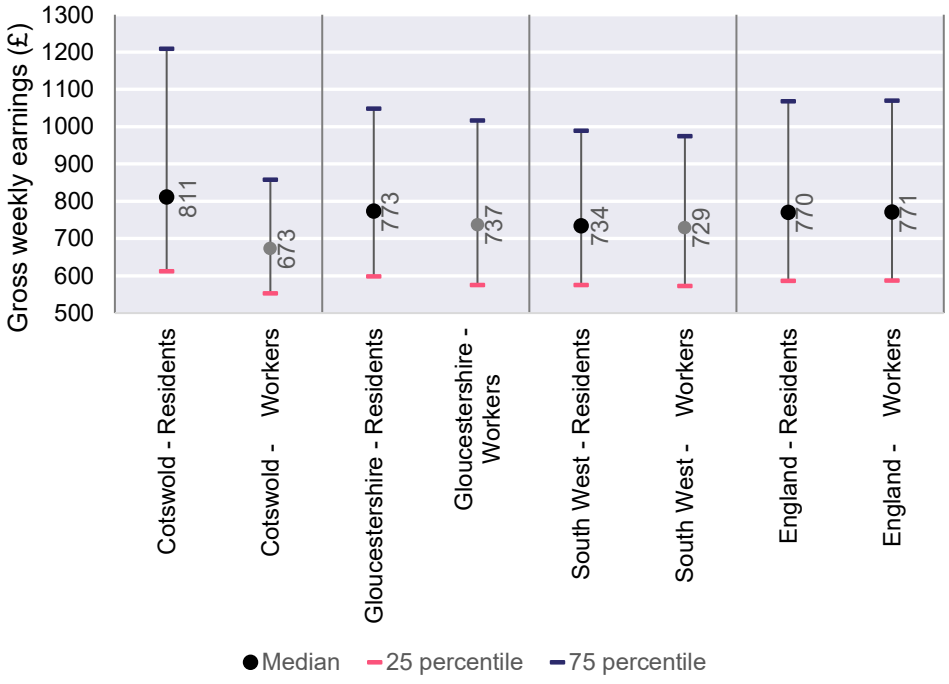
3.24 2021 Census evidence shows is that there is notable in-commuting, with just 48% of workers living in the District (based on the 2021 Census). The District has a very high jobs density of 1.09 which indicates that there are 109 jobs for every 100 residents of working age (16-64) with about 6,000 more jobs than there might be expected based on applying the regional ratio to the District's resident workforce. The

jobs density has generally been rising over the last decade – pointing to a housing supply constraint which has resulted in growth in net in-commuting to work.

3.25 The southern part of the District, including Cirencester, falls within a Swindon focused Travel to Work Area (TTWA) with Swindon being a large and growing town. Moreton-in-Marsh on the other hand falls within an Evesham-focused TTWA.

3.26 The District, as the figure below shows, sees notably higher residents earnings' than those of workers, with a significant concentration of much higher earners who commute elsewhere to work. Earnings for those working locally are below the regional and national averages. This contributes to the dynamic where there are notable challenges for those working locally to live in the District (resulting in notable in-commuting). This emphasises the importance of affordable housing delivery.

Figure 3-1: Gross full-time wages – Individual authorities (2025)

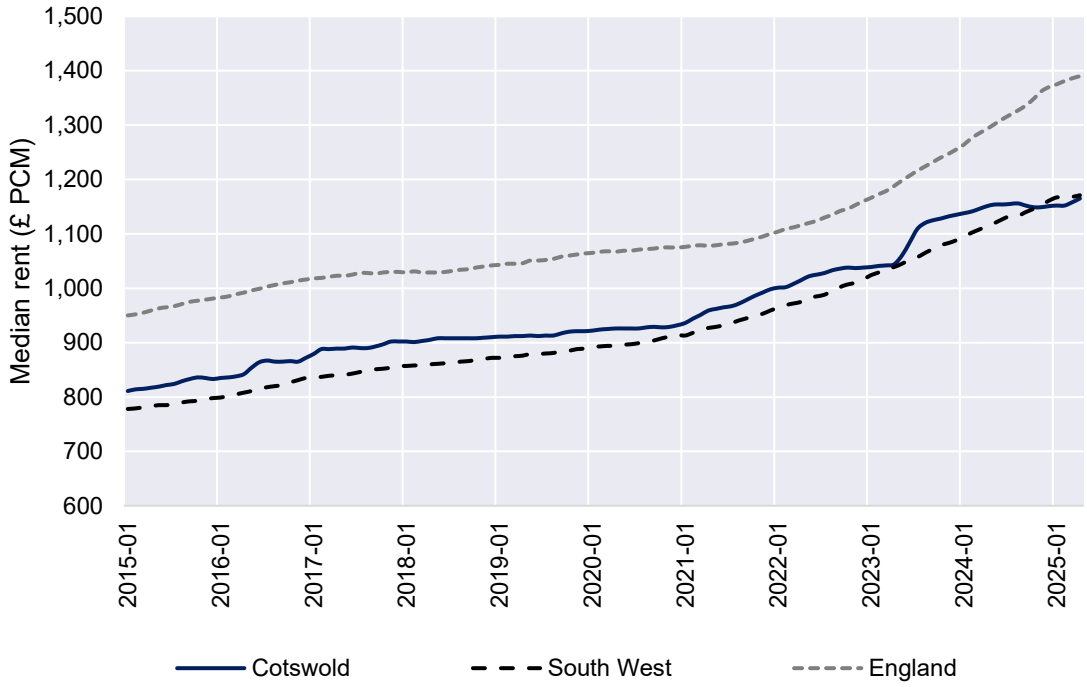


Source: ONS Annual Survey of Hours and Earnings

Rental Market Dynamics

3.27 As with house prices, private rents are similarly above those in other parts of Gloucestershire and average £1,260 per month in January 2026, with a particular premium evident for larger family-sized homes. Whilst rents have generally tracked wider regional trends, it is notable that we have seen strong relative growth in rents since 2022 – influenced by weaker sales market conditions and indicative of a supply/demand imbalance for rented properties.

Figure 3.8 Rental Costs Change



Source: ONS *Price Index of Private Rents*

Table 3-1: Average Rental Costs (January 2026)

Location	One bed	Two beds	Three beds	Four or more beds	Overall
Cotswold	£874	£1,111	£1,351	£2,059	£1,260
South West	£816	£1,046	£1,272	£1,850	£1,224
England	£1,164	£1,300	£1,450	£2,115	£1,423

% Cotswold above SW average	7%	6%	6%	11%	3%

Source: ONS *Price Index of Private Rents*

3.28 The chart above indicates that rental costs are particularly high for larger homes relative to the regional average, consistent with the position for house prices. The lower average rent indicates that the profile of rental properties is more focused towards smaller homes than across the wider region.

3.29 ONS analysis points to particular issues with rental affordability, with the average rent in 2023/24 being 37% of median gross household income, well above the regional average and also above the other Gloucestershire districts. This is a level which the ONS consider points to the District being ‘unaffordable’ as a place to rent.

4. Demographics and Overall Housing Need

4.1 This section of the report considers overall housing need using the standard method, as set out in Government's Planning Practice Guidance (PPG). It then seeks to understand what this level of growth means in demographic terms. The projections herein look at the 2026-43 plan period.

Local Housing Need

4.2 The NPPF sets out that housing need should be assessed using the standard method. It does not provide any scope to utilise an alternative approach. An assessment of housing need is an important starting point for plan-making.

4.3 Before its publication, the Government's policy objectives for the 2024 NPPF consultation in terms of housing were clear, including to:

get Britain building again, to build new homes, create jobs, and deliver new and improved infrastructure;

take a brownfield first approach and then release low-quality grey belt land, while preserving the Green Belt;

boost affordable housing, to deliver the biggest increase in social and affordable housebuilding in a generation;

bring home ownership into reach, especially for young first-time buyers; and

promote a more strategic approach to planning, by strengthening cross-boundary collaboration, ahead of legislation to introduce mandatory mechanisms for strategic planning.

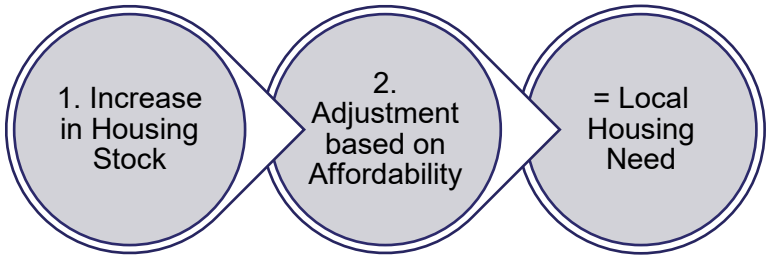
4.4 While it is noted that a subsequent consultation on changes to the NPPF have more recently occurred in late 2025, the above objectives are still useful to provide context regarding the Government's intention to increase housing delivery, including through changes to the Standard Method.

4.5 The Government's Standard Method seeks to support the ambition to deliver 1.5 million homes over the next five years (300,000 per annum on average) with the method seeking to provide a 'more balanced distribution of homes across the country, by directing homes to where they are most needed and least affordable and ensure that all areas contribute to meeting the country's housing needs. The Standard Method actually sums to 370,000 homes per annum nationally (across England).

The Standard Method

4.6 The starting point for examining housing need is the standard method. which is clearly set out by the Government the PPG. The two-step process is illustrated and worked through below. This is a simplified variation of the previous Standard Method which has been in place since 2018.

Figure 4-1: Overview of the Standard Method for Calculating Local Housing Need



Source: MHCLG

4.7 Step 1 seeks to grow the housing stock in each area by a flat 0.8% growth per annum.

4.8 Step 2 is an affordability uplift which uses an average of the last five years' workplace-based affordability ratios, and for each 1% the average ratio is above 5, the housing stock baseline is increased by 0.95%, with the calculation being as follows:

$$\textbf{Adjustment Factor} = \frac{\textbf{Affordability Ratio} - \textbf{5}}{\textbf{5}} \textbf{ x } \textbf{0.95}$$

4.9 Step One: Setting the Baseline

4.10 The first step in considering housing need against the standard method is to establish a baseline of housing stock. This is derived from Live Table 125, which is published annually in May.

4.11 As of 2024, Cotswold had 46,588 dwellings; the baseline is 0.8% of the existing housing stock for the area, and this equates to 373 dwellings per annum.

4.12 Step Two: Affordability Adjustment

4.13 The second step of the standard method is to consider the application of an uplift on the housing stock baseline, to take account of market signals (i.e. relative affordability of housing).

4.14 The adjustment increases the housing need where house prices are high relative to workplace incomes. The latest (workplace-based) affordability data relates to 2024 and was published by ONS in March 2025.

4.15 For Cotswold, the average ratio is 14.64 (Cotswold) which results in an uplift of 183% across the District. The table below sets out the Standard Method calculation.

Table 4-1: Standard Method – (as of data released May 2025)

	Cotswold
Total Dwelling Stock (2025)	46,772
Step 1. Annual Dwellings Stock Increase (0.8%)	374
Average Affordability Ratio (2021-25)	14.56
Uplift	182%
Step 2. Local Housing Need (dpa)	1,054
Housing need 2026-43	17,918

Source: MHCLG/ Iceni

4.16 Overall, the housing need for Cotswold is 1054 dwellings per annum. Applying this level of need to the plan period, 2026-43, results in a need for 17,918 dwellings.

4.17 Relative to the District's existing stock, the scale of housing growth is substantial and would require housing stock growth averaging 1.9% per annum over the plan period (or 38% growth over the 17-year plan period). As explored later in this report, this is at the top end of what other local authority areas have historically achieved and is therefore an ambitious scale of housing growth.

4.18 Approximately 80% of the District's land area falls within the Cotswolds National Landscape. The NPPF sets out that great weight should be given to conserving landscape and scenic beauty in National Landscapes which are afforded the highest status of protection, with an expectation that the scale and extent of development within them should be limited (Para 189). For major developments (as described by paragraph 190 of the NPPF), it requires there to be exceptional circumstances and for the development it to be demonstrated that the development is in the public interest – including in doing so considering

whether development cannot be met in some other way. Whilst national policy thus does not preclude development within the Cotswolds National Landscape, the policies relating to it mean that – in effect – it is reasonable to expect the majority of residential development in the Plan to be concentrated in the relatively confined areas which sit outside of the National Landscape. These relate in particular to the south-east of the District, which includes Cirencester – the District's largest settlement – as well as Fairford, Lechlade and South Cerney; as well as the north-east of the District, which includes Moreton-in-Marsh.

Implications for Demographic Growth

4.19 The section below sets out what this means for population growth but first establishes a baseline demographic position. The demographic analysis in this section then feeds into subsequent sections of the report.

Population

4.20 As of mid-2024, the population of Cotswold is estimated to be 91,700. This is an increase of around 7,000 people over the previous decade (an 8.3% increase), which is slightly lower than seen across the County and region, but above the national average.

Table 4-2: Population change (2014-24)

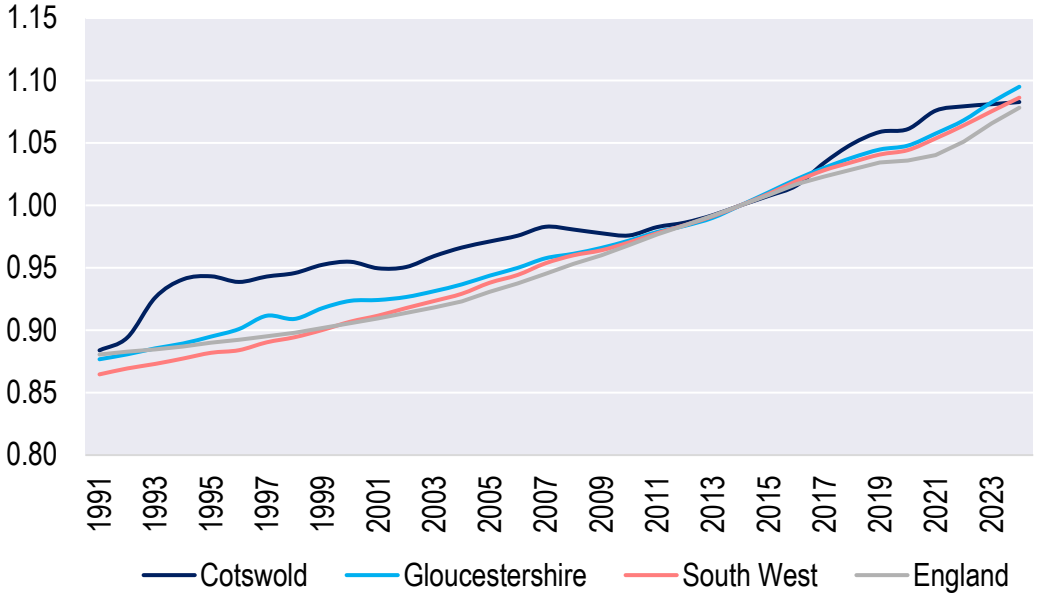
	2014	2024	Change	% change
Cotswold	84,656	91,661	7,005	8.3%
Gloucestershire	611,331	669,380	58,049	9.5%
South West	5,422,159	5,889,695	467,536	8.6%
England	54,370,319	58,620,101	4,249,782	7.8%

Source: ONS

4.21 The figure below shows an indexed population change back to 1991 (index to 1 in 2014). This shows that population growth has been

variable (with some period of population decline). Over this longer period however, population change has been broadly similar to that across broader geographies.

Figure 4-2: Indexed Population Change – 1991-2024

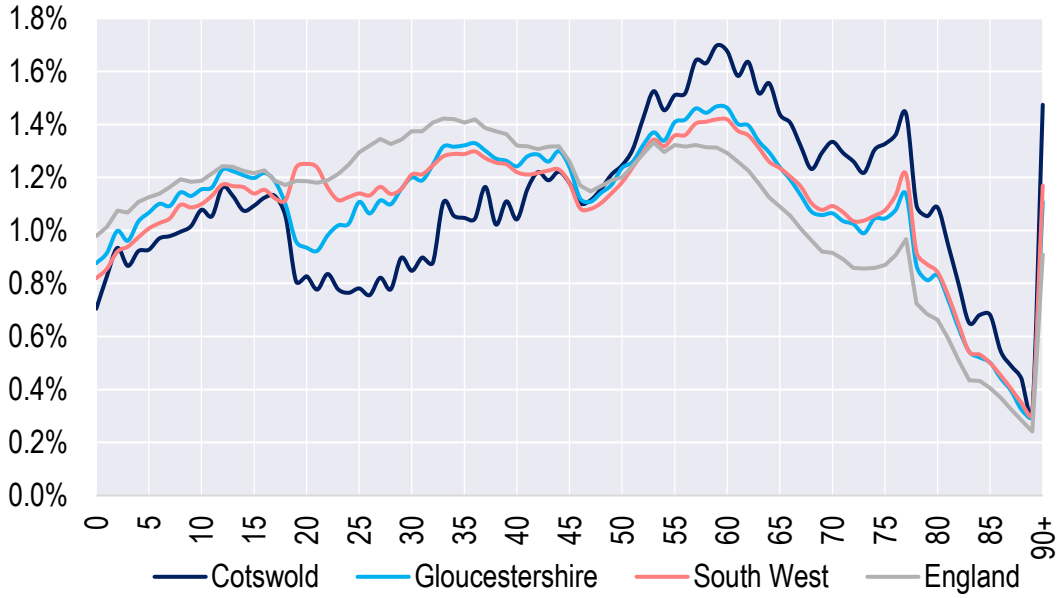


Source: ONS

Age Structure

4.22 The figure below shows the age structure by single year of age (compared with a range of other areas). Overall, the population structure has a notably older age profile than seen in other locations. There are also differences in some younger age groups, notably a lower proportion of people in their late teens and early 20s – this latter observation will be linked to more people moving away for further education than coming to Study in the District.

Figure 4-3: Population profile (2024)



Source: ONS

4.23 The analysis below summarises the above information (including total population numbers for Cotswold) by assigning population to three broad age groups (which can generally be described as a) children, b) working age and c) pensionable age). This analysis confirms the older age structure when compared with other areas – 27% of the population being aged 65 and over.

Table 4-3: Population profile (2023) – summary age bands

	Cotswold		Gloucest-ershire	South West	England
	Popul-ation	% of popul-ation	% of popul-ation	% of popul-ation	% of popul-ation
Under 16	14,419	15.7%	17.5%	16.6%	18.4%
16-64	52,068	56.8%	60.4%	60.6%	62.9%
65+	25,174	27.5%	22.1%	22.8%	18.7%
All Ages	91,661	100.0%	100.0%	100.0%	100.0%

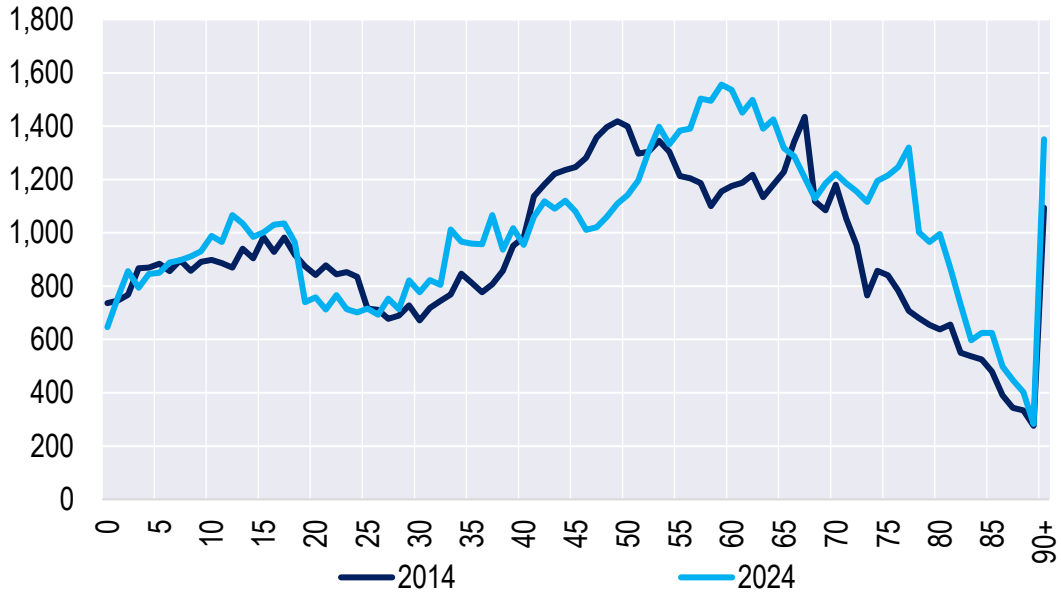
Source: ONS

Age Structure Changes

4.24 The figure below shows how the age structure of the population has changed in the 10 years from 2014 to 2024 – the data used is based on population, so it will also reflect the increase seen in this period.

4.25 There have been some changes in the age structure, including increases in the population in their 50s; the number of people aged 65 and over also looks to have increased notably. Where there are differences, they are often due to cohort effects (i.e., smaller or larger cohorts of the population getting older over time).

Figure 4-4: Population age structure (people) (2014 and 2024) – Cotswold



Source: ONS

4.26 Again, the information above is summarised into the three broad age bands to ease comparison. This shows population increases across all age bands, with the highest total and proportionate increase among those aged 65 and over (this age group increasing by 4,700 people, accounting for 67% of all population change in the District).

Table 4-4: Change in population by broad age group (2014-24) – Cotswold

	2014	2024	Change	% change
Under 16	13,854	14,419	565	4.1%
16-64	50,296	52,068	1,772	3.5%
65+	20,506	25,174	4,668	22.8%
TOTAL	84,656	91,661	7,005	8.3%

Source: ONS

Components of Population Change

4.27 The table below considers the drivers of population change from 2011 to 2024. The main components of change are natural change (births minus deaths) and net migration (internal/domestic and international).

4.28 There is also an Unattributable Population Change (UPC), which is a correction made by ONS upon publication of Census data if the population has been under- or over-estimated (this is only calculated for the 2011-21 period).

4.29 There are also ‘other changes’, which are variable (sometimes positive and sometimes negative but generally small in size) – these changes are often related to armed forces personnel, prisons or boarding school pupils.

4.30 The data shows a natural change to be dropping over time generally – there are now more deaths than births, as has been the case since 2019.

4.31 Migration is variable and always positive for internal (domestic) migration – this being particularly strong in the 2016-21 period (and much lower for 2021-24). For international net migration figures, the figures are much lower (and occasionally negative); however, the last three years for which data are available show a notably higher level of international migration than had been seen generally in the past – a

consistent trend with that seen nationally, following a substantial uptick in international migration post-COVID.

4.32 The analysis also shows (for the 2011-21) period a very small positive level of UPC (totalling around 80 people over the 10 years), which suggests that when the 2021 Census was published, ONS had previously under-estimated population change. However, this level of UPC is pretty negligible.

4.33 Overall, the data show a continuing trend of increasing population throughout the period studied but at widely varying rates year on year.

Table 4-5: Components of population change, mid-2011 to mid-2024 – Cotswold

	Natural change	Net internal migration	Net intern-ational migration	Other changes	Other (unattri-butable)	Total change
2011/12	-128	502	-63	40	-48	303
2012/13	-172	674	-33	62	-28	503
2013/14	-137	716	56	52	-17	670
2014/15	-265	831	18	43	10	637
2015/16	-137	736	87	12	3	701
2016/17	-186	1,708	-22	31	15	1,546
2017/18	-193	1,515	-76	-1	29	1,274
2018/19	-125	1,007	-140	39	37	818
2019/20	-329	594	-175	67	35	192
2020/21	-310	1,560	-118	72	48	1,252
2021/22	-312	184	391	29	0	292
2022/23	-401	103	453	-12	0	143
2023/24	-396	223	325	-2	0	150

Source: ONS

Demographic Implications of the Standard Method

4.34 A demographic model has been developed to assess the potential implications of housing delivery in line with the standard method over the 2026-43 period.

4.35 This considers the levels of migration likely to be needed to fill homes and also the possibility of seeing higher levels of household formation in younger age groups (where there is evidence of a historical constraint in formation).

4.36 The modelling is essentially split into two components: a population projection, which is then converted into estimates of household growth based on household representative rates (HRRs) – essentially the chance of a person in a particular age/sex group being considered as the 'head of household'.

4.37 The population modelling starts with the most recent (2022-based) subnational population projections (SNPP), which have been updated by reference to mid-year population estimates (MYE) data up to 2024 (looking at more recent data about births, deaths and migration). This is then rolled forward to 2026, the start of the plan period.

4.38 When looking at household growth, data about the communal population and household formation are taken from the 2021 Census. This data is broadly the same as that used in the 2022-based subnational household projections (SNHP), with the Census source used to enable a consistent analysis when examining older data releases (from previous Censuses in 2001 and 2011). It is also assumed that around 3% of new stock will be vacant at any time (to allow for movement within the stock – note this is applied between household and dwelling growth and so is independent of tenure).

4.39 Following these steps leads to a base demographic model, which can then be flexed to see how the population and households might change with housing delivery in line with the Standard Method.

4.40 Within the modelling, migration assumptions have been changed so that across each local authority, the increase in households matches the housing need (including a standard 3% vacancy allowance). Adjustments are made to both in- and out-migration (e.g. if in-migration is increased by 1%, then out-migration is reduced by 1%).

4.41 The general assumption in this report is that additional housing delivery linked to the Standard Method will be driven (at least in part) by in-migration, and this does seem to be the main expectation of Planning Practice Guidance[4] (see discussion below). Paragraph 006 (Reference ID: 2a-006-20241212) states:

'Why is an affordability adjustment applied?

An affordability adjustment is applied, as housing stock on its own is insufficient as an indicator of future housing need because:

- *housing stock represents existing patterns of housing and means that all areas contribute to meeting housing needs. The affordability adjustment directs more homes to where they are most needed people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.*
- *The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.'*

4.42 The previous PPG also stated that an affordability uplift is required because *'household formation is constrained to the supply of available*

[4] https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

properties – new households cannot form if there is nowhere for them to live'[5].

4.43 Essentially, the Government considers that by providing more homes, there is the opportunity for increased migration to an area to fill the homes, whilst equally, one of the Government's core objectives in planning for the delivery of 370,000 homes a year nationally is to improve affordability. Increased housing provision should create opportunities for additional household formation.

4.44 The modelling therefore considers the possibility of additional housing delivery, allowing the opportunity for additional households to form. The figure below shows a summary analysis of changes in HRRs by age for the last three Census points (2001, 2011, and 2021).

4.45 Arguably, the key groups to look at are younger age groups where there may have been a degree of suppression in household formation (due to affordability), and this does appear to be the case in Cotswold for all the 25-34 in particular – although to a lesser degree than seen regionally and nationally.

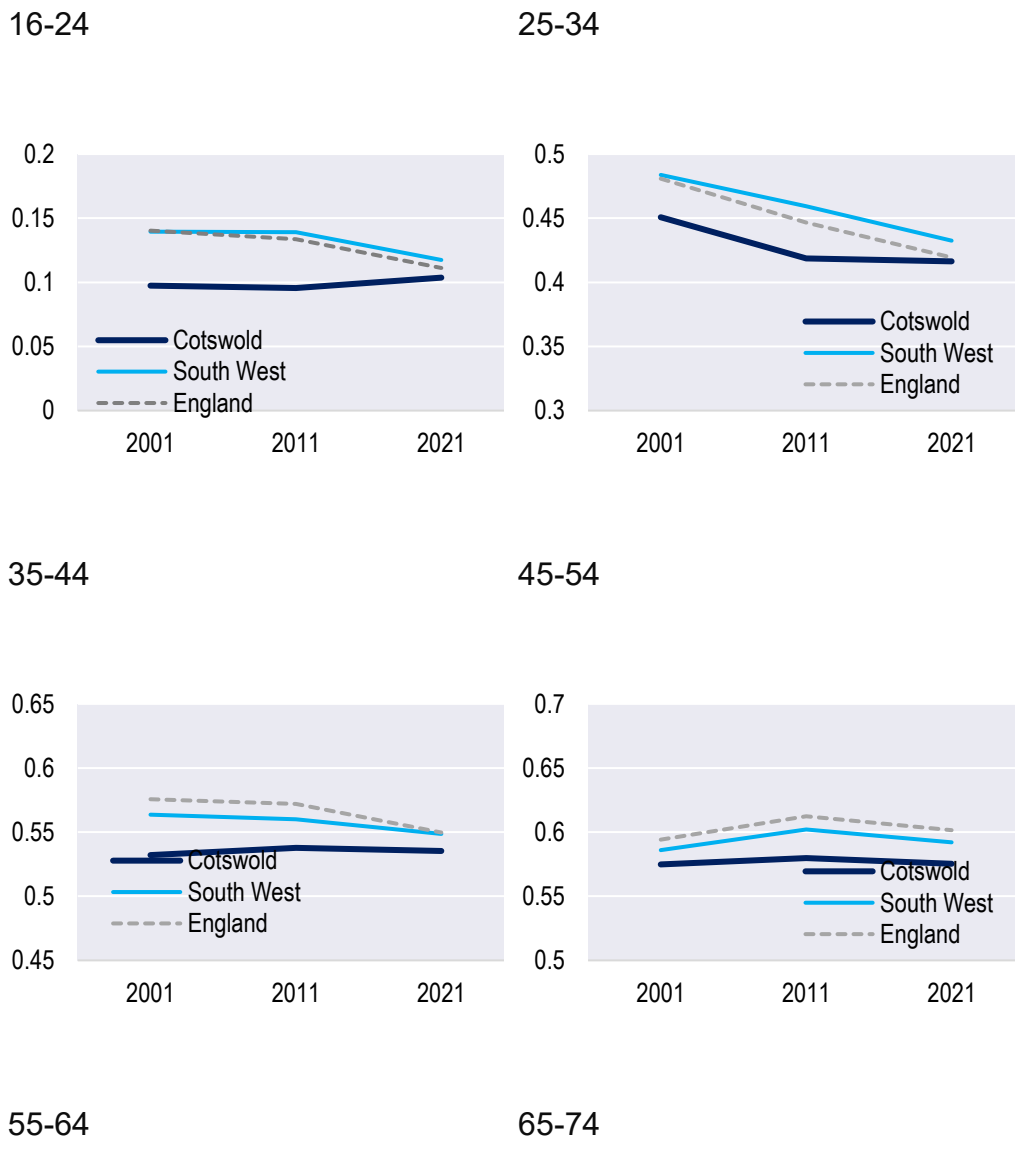
4.46 Continuing this trend in the projection would therefore potentially build in further suppression and would not be a positive reaction to the Standard Method seeking to improve affordability.

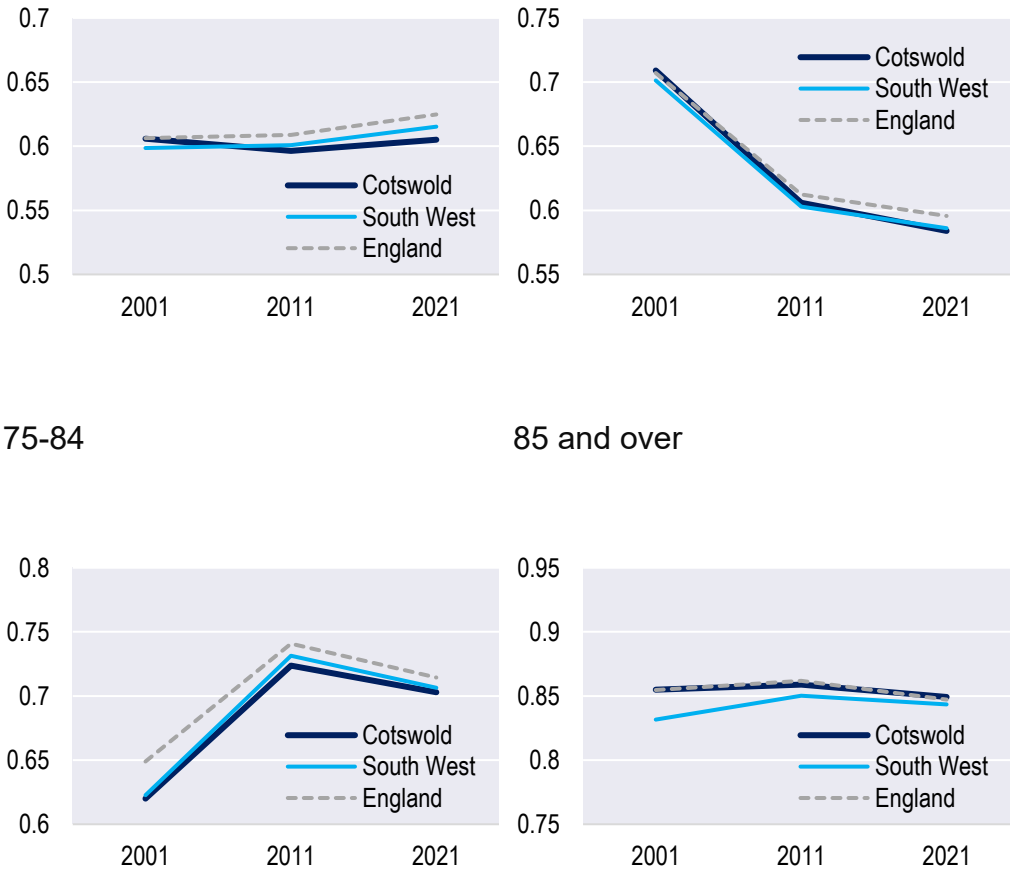
4.47 For some older age groups, there does also appear to be a trend of increasing or decreasing HRRs – particularly the 65-74 and 75-84 age groups (and mainly in the 2001-11 period).

[5] Paragraph 2a-006-20190220 – while this has been superseded by the text quoted above following the adoption of the current Standard Method (on 12/12/24), it provides helpful context linking the supply of homes to household formation rates.

4.48 For these age groups, it is considered that the 'trends' are more likely to be due to cohort effects rather than any trend that should be modelled moving forward.

Figure 4-5: Change in household representative rates by age 2001-21





Source: ONS

4.65 Given this analysis, the modelling therefore considers the possibility of housing delivery, allowing the opportunity for additional households to form.

4.66 It has been modelled that HRRs for age groups up to 44 could return to the levels seen in 2001 (to be consistent with work being carried out across the County), with the HRRs for all age groups from 45 onwards being held at the levels observed in 2021. The increase in HRRs is projected to start from 2026 (the start of the projection period).

4.67 In developing this projection, the population is projected to increase by 34,600 people over the 2025-43 period (a 37% increase). When looking at age structure changes, shown in the table below, the increase is projected to be particularly strong in the 16-64 age group. However, the greatest proportionate change is projected in the 65 and over age group

(34% of population growth is projected to be in this group, with it increasing by 44%).

4.68 There is also projected to be an increase in the number of children. The two tables below show projected changes by age – the first table shows broad age bands and the second is in 5-year bands.

Table 4-6: Projected population change 2026 to 2043 by broad age bands – Cotswold

	2026	2043	Change in population	% change
Under 16	14,111	18,069	3,958	28.1%
16-64	51,988	70,981	18,993	36.5%
65 and over	26,361	37,981	11,620	44.1%
Total	92,460	127,031	34,571	37.4%

Source: Iceni analysis

Table 4-7: Projected population change 2026 to 2043 by 5-year age bands – Cotswold

	2026	2043	Change in population	% change
0-4	3,775	5,904	2,129	56.4%
5-9	4,385	5,695	1,310	29.9%
10-14	4,937	5,430	493	10.0%
15-19	4,891	5,063	172	3.5%
20-24	3,743	5,490	1,747	46.7%
25-29	3,514	6,284	2,770	78.8%
30-34	4,208	7,643	3,435	81.6%
35-39	5,265	8,246	2,981	56.6%
40-44	5,293	7,620	2,327	44.0%
45-49	5,432	7,880	2,449	45.1%
50-54	5,949	8,107	2,158	36.3%
55-59	7,085	7,783	698	9.9%
60-64	7,622	7,904	282	3.7%
65-69	6,658	7,442	784	11.8%
70-74	5,827	8,354	2,526	43.3%
75-79	5,888	8,277	2,389	40.6%
80-84	4,251	6,593	2,342	55.1%
85 & over	3,737	7,315	3,579	95.8%
Total	92,460	127,031	34,571	37.4%

Source: Iceni analysis

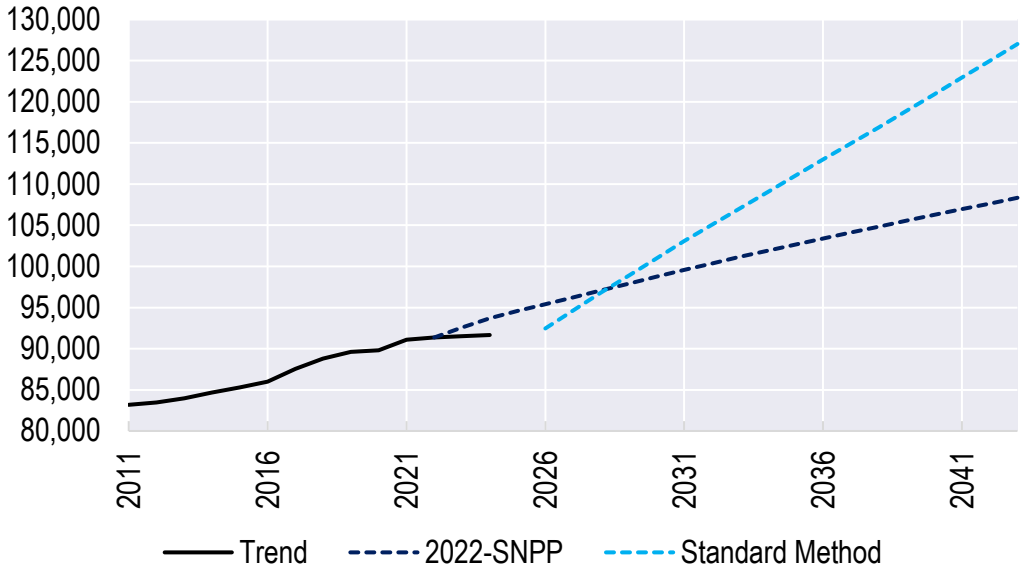
4.69 Below are a series of charts showing past trends and projected population growth and key components of change for each of the projections linking to the Standard Method.

4.70 For comparison, data has also been provided from the 2022-based SNPP. The first figure examines overall population growth before considering natural change and net migration.

4.71 The analysis suggests the population of Cotswold could rise to 127,000 by 2043 (up from 92,500 in 2026 (estimated)), a 37% increase, or 2.2% per annum from 2026.

4.72 Population growth is projected to average around 2,000 people per annum, which is notably higher than the level seen between 2011 and 2024 (an average of 650 per annum) or over the most recent 5 years of data (400 per annum from 2019 to 2024). The Standard Method would therefore be projected to show a boost in population growth relative to past trends.

Figure 4-6: Past trends and projected population – Cotswold



Source: ONS and Iceni analysis

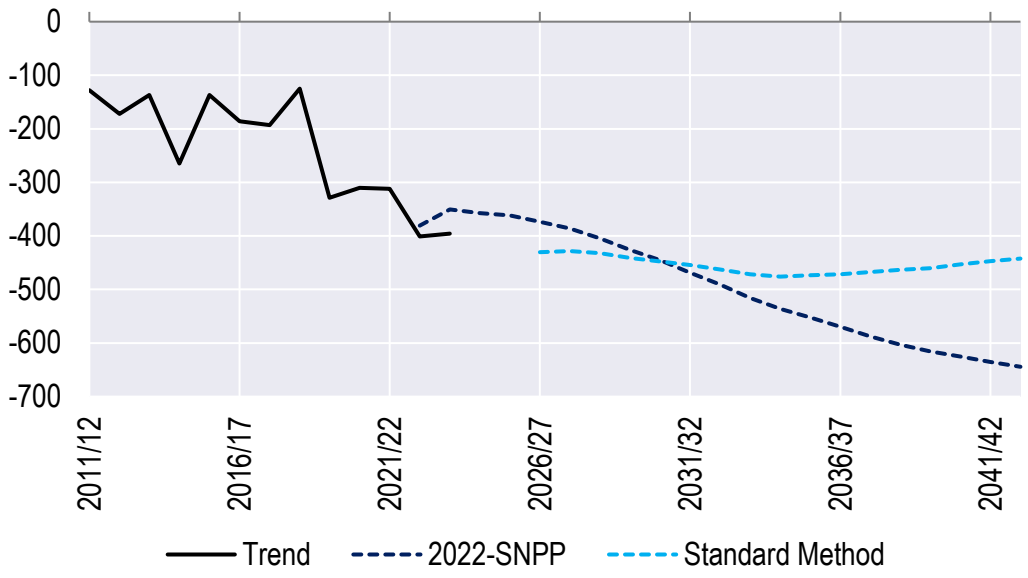
4.73 The main reason for the higher population growth (compared with the trend-based position) would be due to increased net in-migration. However, the decline in natural change (births minus deaths) would also be projected to flatten off slightly as the population rises (as there will be more females of child-bearing age).

4.74 The figures below show projected natural change and net migration under the scenarios. Focussing on net migration, the analysis suggests

that, with higher delivery linked to the Standard Method, net migration would need to be consistently higher than typical past trends.

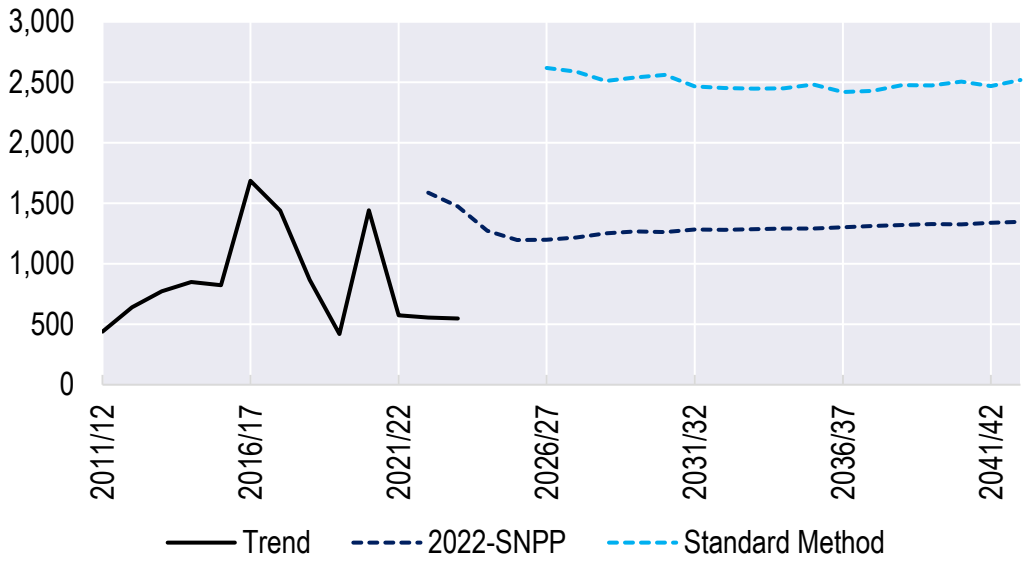
4.75 For the whole 2026-43 projection period, net migration would need to average around 2,500 people per annum. In the 2011-24 period, the figure was 850 and in the last 5 years, 700.

Figure 4-7: Past trends and projected natural change – Cotswold



Source: ONS and Iceni analysis

Figure 4-8: Past trends and projected net migration – Cotswold



Source: ONS and Iceni analysis

5. Affordable Housing Need

5.1 This section provides an assessment of the need for affordable housing in Cotswold. The analysis follows the methodology set out in Planning Practice Guidance (Sections 2a-018 to 2a-024). It considers households unable to buy or rent housing in the market without some form of subsidy (e.g., needing to claim Housing Benefit/Universal Credit or some form of discounted/subsidised housing).

5.2 The analysis also looks at households who aspire to home ownership but require support to do so. Such households are identified in the PPG as having an affordable housing need and might be described as in the 'gap' between renting (privately) and buying – and may be able to rent without financial support, but require support to get on the 'housing ladder'.

Affordable Housing Sector Dynamics

5.3 The 2021 Census indicated that 15% of households in Cotswold lived in social or affordable rented homes, with the sector accommodating around 6,200 households.

5.4 Data from the Regulator of Social Housing (RSH) for 2025 indicates that Registered Providers (RPs) owned 7,100 properties in the District, of which 81% were for general needs rent; 8% supported housing or housing for older people; and 12% low cost home-ownership homes (such as shared ownership properties).

5.5 The majority of general needs homes are rented out at social rents (91%) and the rest at affordable rents.

Table 5-1: Stock owned or Managed by Registered Providers – Cotswold

	Total	% of stock
General needs rented	5,712	80.6%
Supported/older persons housing	555	7.8%
Low-cost home ownership	820	11.6%
Total	7,087	100.0%

Source: RSR Geographical Look-Up Tool 2025

5.6 As of April 2025, there were 1,775 households on the councils' Housing Register. In addition, MHCLG data for June 2025 shows that a modest 32 households were accommodated in temporary accommodation (4 of these were households with children).

Method for assessing Affordable Housing Need

5.7 The method for studying the need for affordable housing has been enshrined in Government practice guidance for many years, with an established approach to look at the number of households who are unable to afford market housing (to either rent or buy). In summary, the methodology looks at a series of stages as set out below:

Current affordable housing need (annualised so as to meet the current need over a period of time);

Projected newly forming households in need;

Existing households falling into need; and

Supply of affordable housing from existing stock

5.8 The first three bullet points above are added together to identify a gross need, from which the supply is subtracted to identify a net annual need for additional affordable housing. Examples of different affordable housing products are outlined in the box below.

Affordable Housing Definitions

Social Rented Homes – are homes owned by local authorities or private registered providers for which rents are determined by the national rent regime (through which a formula rent is determined by the relative value and size of a property and relative local income levels). They are low-cost rented homes.

Affordable Rented Homes – are let by local authorities or private registered providers to households who are eligible for social housing. Affordable rents are set at no more than 80% of the local market rent (including service charges).

Rent-to-Buy – where homes are offered, typically by housing associations, to working households at an intermediate rent which does not exceed 80% of the local market rent (including service charges) for a fixed period after which the household has the chance to buy the home.

Shared Ownership – a form of low-cost market housing where residents own a share of their home, on which they typically pay a mortgage; with a registered provider owning the remainder, on which they pay a subsidised rent.

Discounted Market Sale – a home which is sold at a discount of at least 20% below local market value to eligible households, with provisions in place to ensure that housing remains at a discount for future households (or the subsidy is recycled).

First Homes – a form of discounted market sale whereby an eligible First-time Buyer can buy a home at a discount of at least 30% of market value. Councils can set the discounts and local eligibility criteria in policies.

Affordability

5.16 An important first part of the affordable needs modelling is to establish the entry-level costs of housing to buy and rent. The affordable housing needs assessment compares prices and rents with the incomes of households to establish what proportion of households can meet their needs in the market, and what proportion require support and are thus defined as having an 'affordable housing need'.

5.17 For the purposes of establishing affordable housing need, the analysis focuses on overall housing costs (for all dwelling types and sizes).

5.18 The table below show estimated current prices to both buy and privately rent a lower quartile home (excluding newbuild sales when looking at house prices). Lower quartile prices are used to assess whether households at the lower end of the income distribution can reasonably afford housing in the local market.

5.19 Lower quartile prices are estimated to range from £145,000 for a one-bedroom home, up to £525,000 for four bedrooms. Across all dwelling sizes the analysis points to a lower quartile price of £315,000 and a private rent of £1,200 per month.

Table 5-2: Estimated lower quartile cost of housing to buy (existing dwellings) and privately rent (by size)) – Cotswold

	To buy	Privately rent (PCM)
1-bedroom	£145,000	£775
2-bedrooms	£245,000	£1,100
3-bedrooms	£335,000	£1,425
4-bedrooms	£525,000	£2,100
All dwellings	£315,000	£1,200

Source: Land Registry and Internet Price Search

5.20 Next, it is important to understand local income levels, as these (along with the price/rent data) will determine levels of affordability (i.e. the

ability of a household to afford to buy or rent housing in the market without the need for some sort of subsidy).

5.21 Data about total household income has been based on ONS modelled income estimates, with additional data from the English Housing Survey (EHS) being used to provide information about the distribution of incomes. Data has also been drawn from the Annual Survey of Hours and Earnings (ASHE) to consider changes since the ONS data was published.

5.22 Overall, the average (mean) household income in the District is estimated to be around £68,100, with a median income of £57,400; the lower quartile income of all households is estimated to be £32,900.

5.23 To assess affordability, two different measures are used; firstly, to consider what income levels are likely to be needed to access private rented housing, and secondly, to consider what income level is needed to access owner occupation.

5.24 This analysis therefore brings together the data on household incomes with the estimated incomes required to access private sector housing. For the purposes of analysis, the following assumptions are used:

Rental affordability – a household should spend no more than 35% of their income on rent, and

Mortgage affordability – assume a household has a 10% deposit and can secure a mortgage for four and a half times (4.5×) their income.

5.25 The choice of 35% is to some extent based on professional judgment, although it is consistent with the figure typically used by Iceni in studies of this nature. It is also close to the typical average paid in the private rented sector nationally (34% as of the latest English Housing Survey). For mortgage affordability, the 4.5 times income assumption reflects typical mortgage lending practice.

5.26 Generally, the income required to access owner-occupied housing is higher than that required to rent so the analysis of the need for rented

affordable housing is based on the ability to afford to access private rented housing. Income to buy is relevant in assessing the need for affordable home ownership products. The table below shows the estimated incomes required to buy and rent (privately) based on the assumptions used.

Table 5-3: Estimated Household Income Required to Buy and Privately Rent by the local authority

	To buy	To rent (privately)	Income gap
Cotswold	£63,000	£41,100	£21,900

Source: Based on Housing Market Cost Analysis

Affordable Housing Need

5.27 The sections below work through the various stages of analysis to estimate the need for affordable housing, including housing at social rents, affordable rents and intermediate housing products. Final figures are provided as an annual need (including an allowance to deal with current need). As per 2a-024 of the PPG, this figure can then be compared with the likely delivery of affordable housing.

Current Need

5.28 In line with PPG paragraph 2a-020, the current need for affordable housing has been based on considering the likely number of households with one or more housing problems. The table below sets out the PPG categories and the sources of data used to establish the numbers.

Table 5-4: Main Sources for Assessing the Current Need for Affordable Housing

	Source	Notes
Homeless households (and those in temporary accommodation	MHCLG Statutory Homelessness data	Household in temporary accommodation at the end of the quarter.
Households in overcrowded housing[6]	2021 Census table RM099	Analysis undertaken by tenure
Concealed households[7]	2021 Census table RM009	Number of concealed families
Existing affordable housing tenants in need	Modelled data linking to past survey analysis	Excludes overcrowded households
Households from other tenures in need	Modelled data linking to past survey analysis	

Source: PPG [2a-020]

5.29 The table below sets out estimates of the number of households within each category. This shows an estimated 1,600 households living in 'unsuitable housing' across Cotswold. Around a third of these are due to overcrowding, whilst around 140 currently have no accommodation (homeless or concealed households).

5.30 **Table 5-5:** Estimated number of households living in unsuitable housing (or without housing)

[6].https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=2199

[7].https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=2109

	Households	% of households
Concealed and homeless households	142	8.7%
Households in overcrowded housing	485	29.6%
Existing affordable housing tenants in need	139	8.5%
Households from other tenures in need	872	53.3%
TOTAL	**1,638**	**100.0%**

Source: Iceni analysis

5.31 In taking this estimate forward, the data modelling next estimates the need by tenure and considers affordability. Affordability across different groups is based on estimates of how incomes are likely to vary; for owner-occupiers, there is a further assumption about potential equity levels. For homeless and concealed households, it is assumed incomes will be low and households unlikely to be able to afford to rent privately.

5.32 The table below shows that over half of those households identified above are unlikely to be able to afford market housing to buy OR rent. Therefore, there is a current need from 923 households (including both households unable to rent or buy and those in the gap between renting and buying).

Table 5-6: Estimated housing need and affordability by tenure - Cotswold

	Number in unsuitable housing	% unable to afford	Current need after affordability
Owner-occupied	424	6.1%	26
Affordable housing	414	86.8%	359
Private rented	658	60.1%	396
No housing (homeless/concealed)	142	100.0%	142
TOTAL	1,638	56.3%	923

Source: Iceni analysis

5.33 Finally, from these estimates, households living in affordable housing are excluded (as these households would release a dwelling on moving, and so no net need for affordable housing will arise). The total current need is therefore estimated to be 564 (923-359).

5.34 For the purposes of analysis, it is assumed that the Council would seek to meet this need over a period of time. Given that this report typically examines needs over the period 2026 to 2043, the need is annualised by dividing by 17 (to yield an annual need of around 33 dwellings). This does not mean that some households would be expected to wait 17 years for housing, as the need will be dynamic, with households leaving the current need as they are housed, but with other households developing a need over time. It generates an annual figure which can be compared to overall housing need.

5.35 The table below shows this data split between those unable to rent OR buy and those able to rent but NOT buy. Given the pricing of housing in Cotswold, this analysis shows a more modest need for those able to rent but not buy.

5.36 It should be remembered that the category ‘able to rent but not buy’ includes households that technically do not have an affordable need – such as those living in private rented homes who need support to be able to buy.

Table 5-7: Estimated current affordable housing need by affordability - Cotswold

	Number in need (excluding those in AH)	Annual Need		
		TOTAL	Unable to rent OR buy	Able to rent but NOT buy
Number	564	33	24	9
Percentage	-	100%	72%	28%

Source: Iceni analysis

Projected Need

5.37 Projected need is split between newly forming households who are unable to afford market housing and existing households falling into need.

Newly forming households

5.38 The number of newly forming households has been estimated through demographic modelling, with an affordability test also being applied. This has been undertaken by considering changes in households within specific 5-year age bands relative to the number in the age band below 5 years previously, to provide an estimate of gross household formation. This approach is consistent with the Communities and Local Government (CLG) guidance of 2007, which is the last guidance published on this topic[8].

5.39 The number of newly-forming households is limited to households forming who are aged under 45 – this is consistent with CLG guidance (from 2007) which notes that after age 45, headship (household formation) rates 'plateau'.

5.40 There may be a small number of household formations beyond age 45 (e.g., due to relationship breakdown). However, the number is expected to be fairly small when compared with the formation of younger households.

5.41 In assessing the ability of newly forming households to afford market housing, data have been drawn from an analysis of English Housing Survey data at a national level. This establishes that the average income of newly forming households is around 87% of the figure for all households[9].

5.42 The analysis has therefore adjusted the overall household income data to reflect the lower average income for newly forming households. The adjustments have been made by changing the distribution of income by

8 https://www.gov.uk/government/publications/strategic-housing-market-assessments-practice-guidance (see pages 19-20 of Annexes)

9 Raw data from the 2018-19 and 2020-21 EHS has been analysed

bands such that the average income level is 87% of the all-household average. In doing this, it is possible to calculate the proportion of households unable to afford market housing.

5.43 The assessment suggests overall that approaching two-thirds of newly forming households will be unable to afford market housing (to rent privately), and this equates to a total of 456 newly forming households that will have a need per annum on average across the District – the majority are households unable to rent OR buy.

Table 5-8: Estimated Need for Affordable Housing from Newly Forming Households (per annum)

Cotswold	Number
Number of new households aged under 45	728
% unable to afford	62.7%
Annual newly forming households unable to afford	456
Unable to rent OR buy (per annum)	290
Able to rent but NOT buy (per annum)	166

Source: Iceni Analysis

Existing households falling into affordable need

5.44 The second element of newly arising need is existing households falling into need. To assess this, information about past lettings in social/affordable rented has been used.

5.45 The assessment looked at households that have been housed in general needs housing over the past three years – this group will represent the flow of households onto the Housing Register over this period.

5.46 From this, newly forming households (e.g. those currently living with family) have been discounted, as well as households that have transferred from another social/affordable rented property.

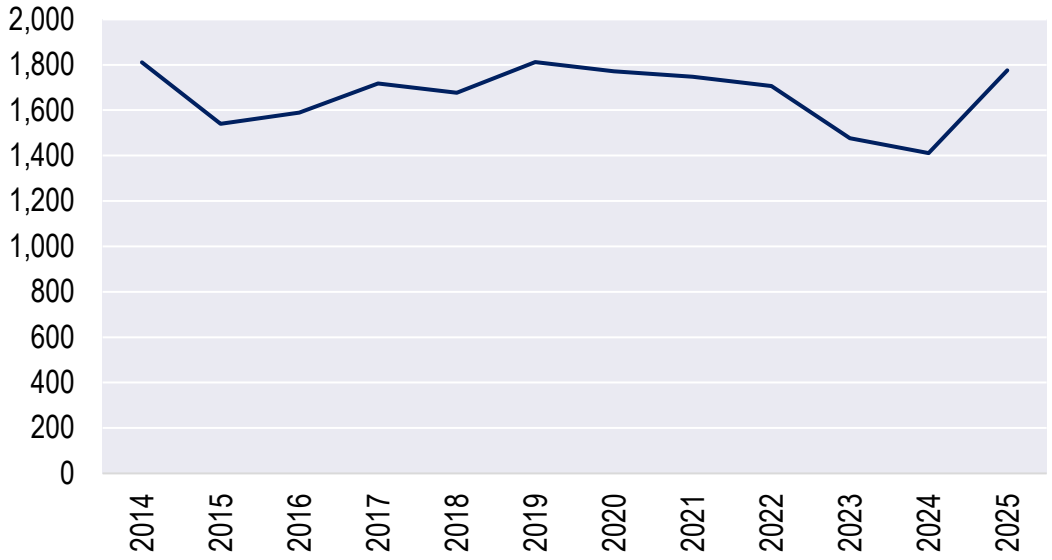
5.47 Data has been drawn from a number of sources, including Local Authority Housing Statistics (LAHS) and Continuous Recording of Sales and Lettings (CoRe).

5.48 This method for assessing existing households falling into need is consistent with the 2007 SHMA guide, which says on page 46 that *'Partnerships should estimate the number of existing households falling into need each year by looking at recent trends. This should include households who have entered the housing register and been housed within the year, as well as households housed outside of the register (such as priority homeless household applicants)'*.

5.49 In addition, analysis has considered trends in the Housing Register, recognising that an increase in numbers would point to a higher level of need than is indicated from past lettings (and vice versa).

5.50 Over the past decade or so, the number of households on the Register has been variable, but with no clear trend (as shown in the figure below). Therefore, no further adjustments have been made to the estimates based on past lettings.

Figure 5-1: Housing Register Trends (2014-2025) – Cotswold



Source: MHCLG Live Table 600

5.51 Following the analysis through suggests a need arising from 89 existing households each year – again most are households unable to buy OR rent.

5.52 **Table 5-9:** Estimated Need for affordable housing from Existing Households Falling into Need (per annum)

	Total Additional Need	Unable to rent OR buy	Able to rent but NOT buy
Cotswold	89	69	20

Source: Iceni analysis

Supply and Affordable Housing Through Relets/Resales

5.53 The future supply of affordable housing through relets is the flow of affordable housing arising from the existing stock that is available to meet future need.

5.54 This focuses on the annual supply of social/affordable rent relets. Information from CoRe and LAHS has been used to establish past

patterns of social housing turnover. Data for three years has been used (2022-23 to 2024-25).

5.55 The figures are for general needs lettings but exclude lettings of new properties and also exclude an estimate of the number of transfers from other social rented homes. These exclusions are made to ensure that the figures presented reflect relets from the existing stock.

5.56 On the basis of past trend data, it has been estimated that 193 units of social/affordable rented housing are likely to become available each year moving forward.

5.57 **Table 5-10:** Analysis of Past Social/Affordable Rented Housing Supply, 2022/23 – 2024/25 (average per annum) – Cotswold

	Total Lettings	% as Non-New Build	Lettings in Existing Stock	% Non-Transfers	Lettings to New Tenants
2022/23	507	78.9%	400	57.2%	229
2023/24	468	85.0%	398	43.2%	172
2024/25	674	92.9%	626	26.7%	167
Average	550	86.4%	475	40.8%	193

Source: CoRe and LAHS

5.58 It is also possible to consider whether there is any supply of affordable home ownership products from the existing stock of housing. One source is likely to be the resale of low-cost home ownership products, with data from the Regulator of Social Housing showing a total stock in 2025 of 820.

5.59 If these homes were to turnover at a rate of around 6% (which is roughly the turnover of owner-occupied housing (those with a mortgage) as evidenced through the English Housing Survey) then they would be expected to generate around 49 resales each year.

5.60 These properties would be available for these households and can be included as the potential supply. The total estimated supply is therefore 243 units per annum (193 + 49) as shown in the table below.

5.61 **Table 5-11:** Estimated supply of affordable housing from relets/resales of existing stock (per annum)

	Social/ affordable rented	LCHO	TOTAL
Cotswold	193	49	243

Source: CoRe and LAHS

5.62 In the affordable home ownership sector, there is arguably an additional (and significant) source of supply from resale market homes below a lower quartile price.

5.63 Data from Land Registry shows around 1,155 resales of homes in the year to March 2025; therefore 289 homes were sold at or below the lower quartile price and could in theory potentially contribute to meeting the needs of those in the 'gap' between renting and buying. It is noted that some of these homes may have restrictions on occupancy, require significant internal and/or external works, or not be suitable to house all households in need. A supply from this source has not been included in the analysis below, following the PPG approach. However, some homes at or below the lower quartile price are likely to be appropriate to for some households in need, and so this is considered when drawing conclusions.

5.64 The PPG model also includes the bringing back of vacant homes into use and the pipeline of affordable housing as part of the supply calculation. These have, however, not been included within the modelling in this report. Firstly, there is no evidence of any substantial stock of vacant homes (over and above a level that might be expected to allow movement in the stock).

5.65 Secondly, with the pipeline supply, it is not considered appropriate to include this, as including it would mean netting off new housing, which would fail to show the full extent of the need. However, in monitoring, it will be important to net off these dwellings as they are completed. The Council should therefore monitor dwelling completions closely to understand the degree to which affordable housing need is being met over the plan's duration.

Net Need for Affordable Housing

5.66 The table below shows the overall calculation of affordable housing need. The analysis shows a net need for 336 dwellings per annum across the District. The net need is calculated as follows:

Net need =	Current need (allowance for)
	+ Need from newly forming households
	+ Existing households falling into need
	- Supply of affordable housing

5.75 This can additionally be split between households unable to afford to buy or rent (i.e. those that require rented affordable housing); and those able to rent but not buy (i.e. those who would require assistance to buy a home). For this analysis, it is assumed that the LCHO supply would meet the needs of the latter group, although there will be crossover between categories.

5.76 For example, it is likely in some cases that the cost of shared ownership will have an outgoing below that for privately renting and could meet some of the need from households unable to buy or rent – the issue of access to deposits would still be a consideration.

5.77 The table below shows the affordable need figure split between the two categories. Across the District, the analysis shows around 57% of households are unable to buy or rent. However, it needs to be remembered that these figures do not include any allowance for homes sold below the lower quartile price – including these, or even a portion of them, would radically reduce or remove evidence of need for the group able to rent but not buy.

Table 5-12: Estimated Need for Affordable Housing (per annum)

	Unable to buy OR rent	Able to rent but not buy	TOTAL
Current need	24	9	33
Newly forming households	290	166	456
Existing households falling into need	69	20	89
Total gross need	383	195	578
Relet/resale supply	193	49	243
Net need	**190**	**146**	**336**
% in affordability category	**57%**	**43%**	**100%**

Source: Iceni analysis

Types of Affordable Housing Needed

5.78 The analysis above has clearly pointed to a need for affordable housing. There is a range of affordable housing options that could meet the need, including rented forms of affordable housing (such as social or affordable rents) and products that might be described as intermediate housing (such as shared ownership or discounted market housing/First Homes). These are discussed in turn below.

Social and Affordable Rented Housing

5.79 The table below shows current rent levels in Cotswold for a range of products along with relevant local housing allowance (LHA) rates.

5.80 Parts of Cotswold fall into one of four Broad Rental Market Areas (BRMA) for the purposes of LHA (Cheltenham, Gloucester, Warwickshire South and West Wiltshire), the table shows the range of values across these BRMAs.

5.81 Data about average social and affordable rents has been taken from the Regulator of Social Housing (RSH), and this is compared with lower quartile market rents. This analysis shows that social rents are significantly lower than affordable rents; it also shows that affordable rents are well below lower-quartile market rents – particularly for larger property sizes. The LHA rates are below the lower quartile market rents for all accommodation sizes.

5.82 This does potentially mean that households seeking accommodation in the District may struggle to secure sufficient benefits to cover their rent.

Table 5-13: Comparison of rent levels for different products – Cotswold

	Social rent	Affordable rent (AR)	Lower quartile (LQ) market rent	LHA range
1-bedroom	£451	£593	£775	£549-£698
2-bedrooms	£546	£735	£1,100	£723-£848
3-bedrooms	£614	£860	£1,425	£848-£1,042
4-bedrooms	£707	£1,071	£2,100	£1,197-£1,466
ALL	£556	£737	£1,200	-

Source: RSH, market survey and VOA

5.83 To some extent, it is easier to consider the data above in terms of the percentage one housing cost is of another, and this is shown in the tables below.

5.84 Focusing on 2-bedroom homes, the analysis shows that social rents are significantly cheaper than market rents (and indeed affordable rents) and that affordable rents (as currently charged) represent 67% of a current lower quartile rent.

Table 5-14: Difference between rent levels for different products – Cotswold

	Social rent as % of affordable rent	Social rent as % of LQ market rent	Affordable rent as % of LQ market rent
1-bedroom	76%	58%	77%
2-bedrooms	74%	50%	67%
3-bedrooms	71%	43%	60%
4-bedrooms	66%	34%	51%
ALL	75%	46%	61%

Source: RSH and market survey

5.85 The table below suggests that around 20% of households that cannot afford to rent privately could afford an affordable rent at 80% of market rents, with a further 8% being able to afford current affordable rents.

5.86 There are also an estimated 25% who can afford a social rent (but not an affordable one). A total of 47% of households would need some degree of benefit support (or spend more than 35% of income on housing) to afford their housing (regardless of tenure). **This analysis points to a clear need for social rented housing.**

Table 5-15: Estimated need for rented affordable housing (% of households unable to afford to buy OR rent) – Cotswold

	% of households able to afford
Afford 80% of market rent	18%
Afford current affordable rent	21%
Afford social rent	18%
Need benefit support	44%
All unable to afford market	100%

Source: Iceni analysis

5.87 **The analysis indicates that provision of up to 80% of rented affordable housing at social rents could be justified** (based on the figure for those able to afford 80% of the market). If new affordable rents were to continue to be available at current costs, then potentially a further 20% could be provided in this tenure (therefore 60% at social rents). **In setting planning policies, this will need to be considered alongside viability evidence.**

5.88 Higher provision of social rents will reduce the support through housing benefits required to ensure households can afford their housing costs. Social rents can also make a considerable improvement to household financial resilience, thereby helping to reduce rent arrears, as well as insulating households against price shocks. At a time of constrained public sector spending, the provision of social rented homes represents improved value for public money compared to supporting households through housing benefit.

Intermediate Housing

5.89 As well as rented forms of affordable housing, the Council could seek to provide forms of intermediate housing, with the analysis below considering the potential affordability of shared ownership and discounted market sale housing (which could include First Homes).

5.90 Generally, intermediate housing will be a newbuild product, sold at a discount (or on a part buy, part rent arrangement with shared ownership) and will therefore be based on the Open Market Value (OMV) of a new home.

Discounted Market Sale

5.91 To be affordable to a household unable to buy or rent housing, the maximum cost to buy should be equivalent to the cost affordable to a household that can just afford private rented housing. An example is given below:

5.92 A lower quartile 2-bedroom home in Cotswold is estimated to have a rent of £1,100 per month;

5.93 If a household spends 35% of its income on housing, then its income will be approximately £37,700 (£1,100/0.35*12);

5.94 With an income of £37,700, a household could be expected to be able to afford a home costing around £188,600 (based on having a 10% deposit and a 4.5 times mortgage multiple); and

5.95 This can be worked backwards to show a £188,600 home with a 10% deposit requires a mortgage for around £169,700. With a mortgage multiple of 4.5, this gives an income of around £37,700 (as shown above) – calculated as £169,700/4.5.

5.96 The table below therefore set out a suggested maximum purchase price for affordable home ownership/First Homes by size. It works through first (on the left-hand side) what the affordable price would be (based on a 10% deposit and a mortgage at 4.5 times' income).

5.97 The right-hand side of the table then sets out what Open Market Value (OMV) this might support, based on a 30% discount. For 1- and 2-bedroom homes in some locations, the estimated lower quartile price is slightly lower than the 'equivalent' figure calculated, so these figures are set to the lower quartile price.

5.98 Focussing again on 2-bedroom homes, it is suggested that an affordable price is no more than £189,000, and therefore the open market value of homes would need to be in no more than £269,000 (if discounted by 30%).

Table 5-16: Affordable home ownership prices – Cotswold

	What households just able to rent but not buy could afford	Open Market Value (OMV) of Home with 30% Discount
1-bedroom	£133,000	£190,000
2-bedrooms	£189,000	£269,000
3-bedrooms	£244,000	£349,000
4+-bedrooms	£360,000	£514,000

Source: Iceni analysis

5.99 It is difficult to definitively analyse the cost of newbuild homes as these will vary from site to site and will be dependent on a range of factors such as location, built form, and plot size.

5.100 We have, however, looked at newbuild schemes currently advertised on Rightmove, with the tables below providing a general summary of existing schemes.

5.101 This analysis is interesting as it generally shows the median newbuild price to be above the OMV required to make homes affordable to those just able to rent privately. That said, homes at the bottom end of the price range could, in some cases, potentially be discounted by 30% and considered as affordable.

5.102 This analysis shows how important it will be to know the OMV of housing before discounting to be able to determine if a product is going to be genuinely affordable in a local context – providing a discount of 30% will not automatically mean it becomes affordable housing.

5.103 The analysis is also interesting for showing the relative lack of smaller newbuild homes – just 18% of advertised newbuild homes had 1- or 2-bedrooms, 41% had four bedrooms.

Table 5-17: Estimated newbuild housing cost by size – Cotswold

	No. of homes advertised	Range of prices	Median price
1-bedroom	2	£190,000-£295,000	-
2-bedrooms	16	£250,000-£700,000	£565,000
3-bedrooms	41	£395,000-£1,100,000	£565,000
4+-bedrooms	41	£599,000-£2,000,000	£950,000

Source: Iceni analysis of Rightmove data

5.104 An alternative way of looking at the data is to ask what level of discount is required to make homes genuinely affordable, and this is shown in the table below. The figures are based on median newbuild prices and show the discount required to achieve the previously calculated affordable price.

5.105 The tables show that typically a discount of in excess of 50% (and potentially in excess of 60%) would be needed to make homes affordable. Whilst it is arguably possible for discounts of this level to be provided, this would essentially be a subsidy that could be spent in other ways (such as supporting the provision of social rented housing).

5.106 However, there may be specific circumstances where discounted market housing might be considered (e.g. to support viability or to provide a broader mix on site).

5.107 In addition, it needs to be remembered that the analysis in this report is based on estimated prices at a particular point in time, and it is possible for housing to become more affordable relative to the existing market over time. There may also be specific schemes that are affordable relative to the area's general costs.

5.108 Overall, and on balance, it is considered that the evidence does not support any significant need for First Homes (or other discounted

market products) in a local context due to the cost of newbuild housing. However, there may be specific schemes where this type of housing could be supported – this would need to be dealt with on a site-by-site basis.

5.109 Equally, this analysis doesn't take account of household preference, in terms of seeking affordable home ownership products that best suit their household circumstances or incomes. For example, The inclusion of an ongoing rent element within Shared Ownership homes (which will always increase over time by CPI plus 1.0% for new Shared Ownership homes) may not necessarily be as attractive to potential buyers compared to a discounted market product.

Table 5-18: Discount required to make affordable home ownership a 'genuinely affordable' product – Cotswold

	Affordable price	Median newbuild	Discount required
1-bedroom	£133,000	-	-
2-bedrooms	£189,000	£565,000	67%
3-bedrooms	£244,000	£565,000	57%
4-bedrooms	£360,000	£950,000	62%

Source: Iceni analysis

Shared Ownership

5.110 The analysis below moves on to consider shared ownership. For this analysis, an assessment of monthly outgoings has been undertaken, with the core assumption that outgoings should be the same as for renting privately, so as to make this tenure genuinely affordable.

5.111 The analysis has looked at what the Open Market Value (OMV) would need to be for a shared ownership to be affordable with a 10%, 25% and 50% share. To work out outgoings, the mortgage part is based on a

10% deposit (for the equity share) and a repayment mortgage over 25 years at 5% with a rent at 2.75% per annum on unsold equity.

5.112 These calculations do not include service charges because they are scheme specific and vary substantially. However, service charges should be taken into account in evaluating affordability on a scheme-specific and household-specific basis and could therefore impact on the conclusions of this analysis.

5.113 The findings for this analysis are interesting and do point to the possibility of shared ownership being a more affordable tenure than discounted market housing (including First Homes) – particularly at initial occupation.

5.114 By way of an explanation of the table (focusing on 2-bedroom homes, if a 50% equity share scheme came forward, then it is estimated the OMV could not be above £291,000 if it is to be genuinely affordable (due to the outgoings being in excess of the cost of privately renting).

5.115 However, given the subsidised rents, the same level of outgoings could be expected with a 10% equity share but a much higher OMV of £425,000. Although affordability can only be assessed on a scheme-by-scheme basis, it is notable that we estimate a median 2-bedroom newbuild to cost around £565,000 in the District – this suggests that it may be difficult to make any share genuinely affordable, but does point to shares as low as possible being required.

Table 5-19: Estimated OMV of Shared Ownership with a 50%, 25% and 10% Equity Share by Size – Cotswold

	50% share	25% share	10% share
1-bedroom	£205,000	£255,000	£299,000
2-bedroom	£291,000	£363,000	£425,000
3-bedroom	£377,000	£470,000	£551,000
4-bedrooms	£556,000	£692,000	£811,000

Source: Iceni analysis

5.116 Another way of looking at this data is to see what level of equity share might be needed to make shared ownership affordable, and this is shown in the table below. As with the analysis above this clearly points to the difficulty of any share making a home genuinely affordable.

5.117 This is however based on a current analysis of newbuild prices. Overall it is considered that shared ownership is likely to be a more affordable product than discounted market housing, but that lower equity shares will need to be encouraged in any development.

Table 5-20: Estimated maximum equity share required to make shared ownership affordable

	1-bedroom	2-bedroom	3-bedroom	4-bedrooms
Cotswold	-	-12%	8%	-3%

Source: Iceni analysis

5.118 One additional advantage of shared ownership is a lower deposit requirement. For example, the data above suggests that a median 3-bedroom new build costs around £565,000, and with a 10% deposit, this would equate to a need for £56,500 in capital. If such a home were sold at 50% shared ownership, the deposit would halve (to around £28,250) and would be around £5,700 at a 10% equity share.

5.119 Although there is no locally specific data on savings, we can look at national data from the English Housing Survey to show the likely difficulty households that are not already owners have in raising deposits. For 2023-34, the EHS records that 48% of private tenants have no savings, and 72% of those living in social rented housing.

5.120 Of those with any savings, only 36% of private renters and 17% in social rented housing have more than £16,000. This suggests that fewer than a fifth of households in the PRS have £16,000 or more in savings, which will clearly be a barrier to home ownership – particularly

where the deposit will need to be higher, such as for a full-market purchase rather than a smaller equity share.

Rent-to-Buy

5.121 A further affordable option is Rent to Buy; this is a Government scheme designed to ease the transition from renting to buying the same home. Initially (typically for five years although could be longer) the newly built home will be provided at the equivalent of an affordable rent (approximately 20% below the market rate). The expectation is that the discount provided in that first five years is saved in order to put towards a deposit on the purchase of the same property. Rent to Buy can be advantageous for some households as it allows for a smaller 'step' to be taken on to the home ownership ladder.

5.122 At the end of the initial period, depending on the scheme, the property is either sold as a shared ownership product or to be purchased outright as a full market property. If the occupant is not able to do either of these then the property is vacated, the tenancy is secure for the duration of the initial agreement period, the tenant may also request for the tenancy to be extended beyond this point.

5.123 In order to access this tenure, it effectively requires the same income threshold for the initial phase as a market rental property, although the cost of accommodation will be that of affordable rent. The lower-than-market rent will allow the household to save for a deposit for the eventual shared ownership or market property. In considering the affordability of rent-to-buy schemes there is a direct read across to the income required to access affordable home ownership (including shared ownership). It should therefore be treated as part of the affordable home ownership products suggested by the NPPF.

5.124 At present we are unaware of any rent-to-buy schemes in Cotswold and so it is difficult to comment on how affordable these schemes are or what the level of demand might be. One possible concern with this product is that rents levels may be quite high if based on a newbuild

rental home (which like buying will have some premium). Therefore if a scheme comes forward it is recommended that the rent to be paid should be capped at Local Housing Allowance to ensure affordability. Additionally, with rents at LHA it is likely there would be increased demand for this product when compared with rents capped at 80% of the market.

Policy Response

5.125 It is not possible through this report to fully set the amount of affordable housing to be required through policy as this will largely depend on the viability of provision. We do however note Cotswold's latest adopted plan seeks up to 30% on brownfield sites and 40% on all other sites. No detailed mix is provided with the plan stating, 'the type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritised housing needs of the District'.

5.126 On this basis, it is considered that **a 40% overall target could provide a good start point for viability testing.** This report can provide advice on the tenure split, particularly in light of the December 2024 NPPF which says (in paragraph 64) that 'planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required)'.

5.127 Given the high Standard Method housing number for Cotswold (1,055 dwellings per annum) there is arguably the possibility that affordable needs could be met in full (an estimated need for 336 affordable homes each year representing 32% of the total). It does need to be recognised that many sites may not be able to provide policy compliant levels of affordable housing (e.g. due to viability or site size).

5.128 However, on the basis of potentially meeting all needs, including those who can afford to rent but not buy an **overall split between rented and intermediate housing in a 50:50 ratio** is suggested as a start point.

5.129 In terms of types of affordable housing, **the analysis suggests around 80% of rented homes should be at social rents (the rest at affordable rents)**. The analysis also suggests there is unlikely to be a role for discounted market housing (including First Homes) with the main focus likely to be on shared ownership (and possibly rent-to-buy housing). That said, given current newbuild prices it may be difficult to make any form of affordable home ownership genuinely affordable. However, if the gap between new and second-hand homes falls then shared ownership will potentially become more affordable (relative to discounted market products).

5.130 The following table sets out a suggested tenure split based on the evidence in this report. This would still be subject to viability and also the potential for alternative choices to be made by the Councils – for example it may be considered preferable to provide all rented homes at social rents where it is economically viable to do so (also noting that it may be difficult to develop sites with both social and affordable rented products due to having a different rent for essentially the same home). Affordable rents could be delivered only on sites where it is necessary due to viability issues.

5.131 Overall, the recommendation is for a 50:50 split, with the majority (four-fifths) of rented housing at social rents and the intermediate housing focussing on shared ownership and rent-to-buy; no targets are suggested for discounted market sale or First Homes.). The categories used in the table below are consistent with the affordable housing definitions set out in Annex 2 of the NPPF.

Table 5-21: Suggested mix of affordable housing – Cotswold

Type of affordable housing	Recommended Target (subject to viability)
Social Rent	40%
Other affordable housing to rent	10%
Discounted market sales housing	N/A
Other affordable routes to home ownership (Shared Ownership, Rent to Buy)	50%

Source: Iceni analysis

5.132 In deciding what types of affordable housing to provide, including a split between rented and home ownership products, the Council will however need to consider viability issues alongside the needs evidence.

5.133 Overall, the analysis identifies a notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the District. It does however need to be stressed that this report does not provide an affordable housing target; the amount of affordable housing delivered will be limited to the amount that can viably be provided. The evidence does however suggest that affordable housing delivery should be maximised wherever opportunities arise.

6. Older Persons Need & Disabilities

6.1 This section studies the characteristics and housing needs of the older person population and the population with some form of disability. The two groups are taken together as there is a clear link between age and disability. It responds to Planning Practice Guidance on Housing for Older and Disabled People published by Government in June 2019. It includes an assessment of the need for specialist accommodation for older people and the potential requirements for housing to be built to M4(2) and M4(3) housing technical standards (accessibility and wheelchair standards).

Understanding Demographic Changes

Current population of older people

6.2 The table below provides baseline population data about older persons in Cotswold and compares this with other areas. The table shows the area has a notably older age structure to that seen in other areas with 27% of the population being aged 65 and over. The proportion of people aged 75 and over is also above the equivalent figure for other locations.

Table 6-1: Older Persons Population, 2024

	Cotswold		Gloucest-ershire	South West	England
	No.	%	%	%	%
Under 65	66,487	72.5%	77.9%	77.2%	81.3%
65-74	12,001	13.1%	10.8%	11.1%	9.4%
75-84	9,566	10.4%	8.2%	8.5%	6.8%
85+	3,607	3.9%	3.1%	3.2%	2.5%
Total	91,661	100.0%	100.0%	100.0%	100.0%
Total 65+	25,174	27.5%	22.1%	22.8%	18.7%
Total 75+	13,173	14.4%	11.3%	11.7%	9.3%

Source: ONS

Demographic change

6.3 Population projections can next be used to provide an indication of how the number of older persons might change in the future with the table below showing that Cotswold is projected to see a notable increase in the older person population – the projection is based on the Standard Method.

6.4 For the 2026-43 period a projected increase in the population aged 65+ of around 44% is shown – the population aged under 65 is in contrast projected to see a more modest, but still significant, increase (of 35%). In total population terms, the projections show an increase in the population aged 65 and over of 11,600 people. This is against a backdrop of an overall increase of 34,600 – population growth of people aged 65 and over therefore accounts for 34% of the total projected population change.

Table 6-2: Projected Change in Population of Older Persons, 2026 to 2043 – Cotswold

	2026	2043	Change in population	% change
Under 65	66,099	89,050	22,951	34.7%
65-74	12,485	15,795	3,310	26.5%
75-84	10,139	14,871	4,731	46.7%
85+	3,737	7,315	3,579	95.8%
Total	92,460	127,031	34,571	37.4%
Total 65+	26,361	37,981	11,620	44.1%
Total 75+	13,876	22,186	8,310	59.9%

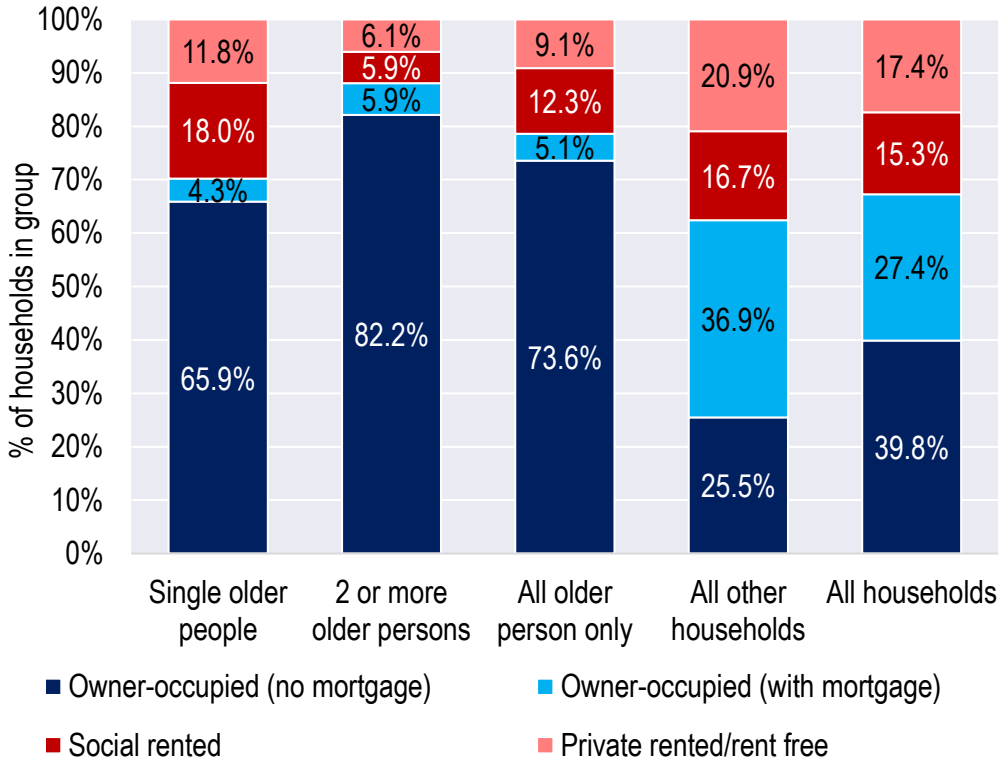
Source: Iceni Analysis

Characteristics of Older Persons' Households

6.5 The figure below shows the tenure of older person households. The data has been split between single older person households and those with two or more older people (which will largely be couples). The data shows that the majority of older persons households are owner occupiers (79% of older person households), and indeed most are owner-occupiers with no mortgage and thus may have significant equity which can be put towards the purchase of a new home. Some 12% of older persons households live in the social rented sector and the proportion of older person households living in the private rented sector is relatively low (about 9%).

6.6 There are also notable differences for different types of older person households with single older people having a lower level of owner-occupation than larger older person households – this group also has a higher proportion living in the social rented sector.

Figure 6-1: Tenure of Older Persons Households in Cotswold (2021)



Source: 2021 Census

Disabilities

6.7 The table below shows the proportion of people who are considered as disabled under the definition within the 2010 Equality Act[10], drawn from 2021 Census data, and the proportion of households where at least one person has a disability. The data suggests that some 28% of households in the District contain someone with a disability. This figure is slightly lower than seen in a range of other areas (County, region and nationally). The figures for the population with a disability show the

[10] The Census uses the same definition of disability as described in the Equality Act. This defines disability as a person with a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.

same pattern in comparison with other areas – some 15% of the population having a disability.

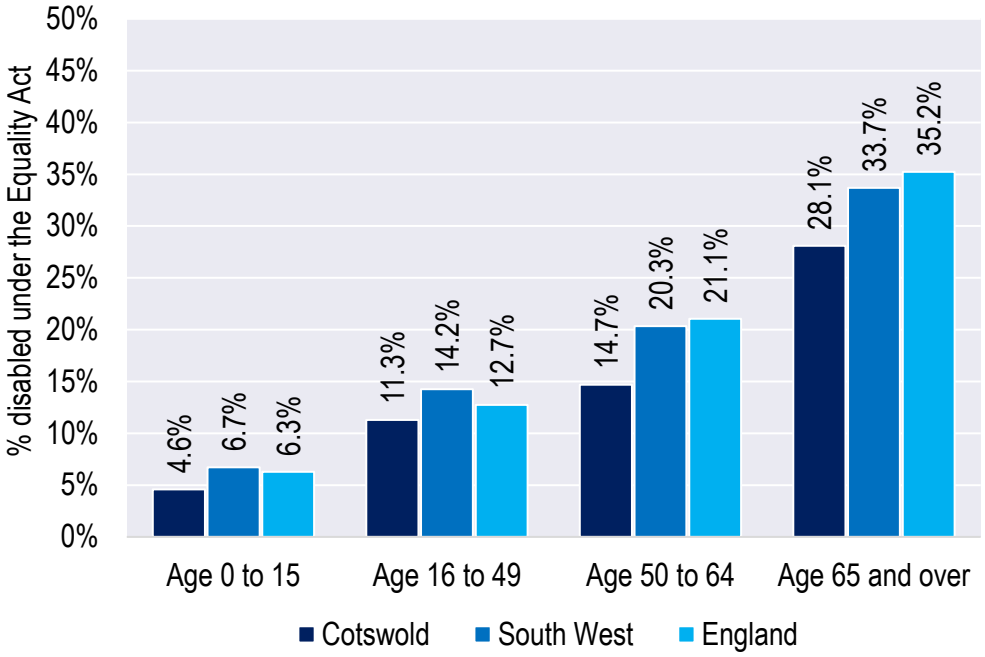
Table 6-3: Households and People with a Disability, 2021

	Households Containing Someone with a Disability		Population with a Disability	
	No.	%	No.	%
Cotswold	11,221	27.6%	13,983	15.4%
Gloucestershire	84,732	30.3%	108,378	16.8%
South West	812,037	33.2%	1,058,092	18.6%
England	7,507,887	32.0%	9,774,510	17.3%

Source: 2021 Census

6.8 As noted, it is likely that the age profile will impact upon the numbers of people with a disability, as older people tend to be more likely to have a disability. The figure below shows the age bands of people with a disability. It is clear from this analysis that those people in the oldest age bands are more likely to have a disability. The analysis also shows lower age-specific levels of disability when compared with the national and regional position – particularly for those aged 50 and over.

Figure 6-2: Population with Disability by Age



Source: 2021 Census

Health-related population projections

6.9 The incidence of a range of health conditions is an important component in understanding the potential need for care or support for a growing older population. The analysis undertaken covers both younger and older age groups and draws on prevalence rates from the PANSI (Projecting Adult Needs and Service Information) and POPPI (Projecting Older People Population Information) websites. Adjustments have been made to take account of the age specific health/disabilities previously shown.

6.10 The first row of the table models the Census prevalence rates (related to disability under the Equalities Act) – this shows a projected increase of 5,700 people with a disability over the 2026-43 period, a 39% increase. When related back to the total projected change to the population this represents around 17% of total projected population growth.

6.11 When looking at specific disabilities (linking to POPPI and PANSI data) the large increases in the number of older people with dementia (increasing by 69% from 2026 to 2043 and mobility problems (up 59% over the same period) are most notable. Changes for younger age groups are smaller, reflecting the fact that projections are expecting older age groups to see the greatest proportional increases in population.

Table 6-4: Projected Changes to Population with a Range of Disabilities – Cotswold

Disability	Age Range	2026	2043	Change	% change
All disabilities (Equalities Act)	NA	14,644	20,350	5,705	39.0%
Dementia	65+	1,547	2,614	1,067	69.0%
Mobility problems	65+	3,978	6,334	2,356	59.2%
Autistic Spectrum Disorders	18-64	397	551	154	38.8%
	65+	197	280	83	42.0%
Learning Disabilities	15-64	1,049	1,429	381	36.3%
	65+	435	624	189	43.6%
Impaired mobility	16-64	2,700	3,282	582	21.6%

Source: POPPI/PANSI and Demographic Projections

Need for Specialist Accommodation

6.12 Given the ageing population and higher levels of disability and health problems amongst older people, there is likely to be some increased requirement for specialist housing options moving forward. The box below shows the different types of older persons housing which are considered.

Definitions of Different Types of Older Persons' Accommodation

Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

Retirement living or sheltered housing (housing with support): This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.

Extra care housing or housing-with-care (housing with care): This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Residential care homes and nursing homes (care bedspaces): These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Source: Planning Practice Guidance [63-010]

Modelling assumptions

6.18 The need for specialist housing for older persons is typically modelled by applying prevalence rates to current and projected population changes and considering the level of existing supply.

6.19 The approach taken below considers a range of publications from Housing LIN (including that mentioned in the PPG) to derive a series of prevalence rates. The rates also take into account the health of the population and levels of deprivation (which will impact on the tenure split between market and affordable housing).

6.20 The following prevalence rates, expressed as a need per 1,000 people aged 75 and over have been used in the analysis:

Housing with support (market) – 63 units;

Housing with support (affordable) – 43 units;

Housing with care (market) – 27 units;

Housing with care (affordable) – 11 units;

Residential care – 34 bedspaces; and

Nursing care – 38 bedspaces

Current supply

6.21 It is also important to understand the supply of different types of specialist accommodation with the table below showing various categories of accommodation. Figures are expressed as a total and as a proportion of the population aged 75 and over (estimated to be 13,876 in 2026).

6.22 The analysis shows a total of 1,854 units of housing with support, which represents around 134 per 1,000 people aged 75 and over – the majority, some 53% of this is in the market sector. For housing with care a much lower current supply is shown (379 – just 16% in the

affordable sector). For nursing and residential care, a supply of 913 bedspaces is shown with the majority (79%) being nursing care.

Table 6-5: Current supply of housing for older people – Cotswold

		Current supply	Supply per 1,000 aged 75+
Housing with support	Market	977	70
	Affordable	877	63
Total (housing with support)		**1,854**	**134**
Housing with care	Market	319	23
	Affordable	60	4
Total (housing with care)		**379**	**27**
Residential care bedspaces		192	14
Nursing care bedspaces		721	52
Total bedspaces		**913**	**66**

Source: EAC

Current and future need

6.23 Taking the supply forward and using the prevalence rates suggested the table below shows estimated needs for different types of housing linked to the population projections. The analysis is separated into the various different types and tenures although it should be recognised that there could be some overlap between categories (i.e. some households might be suited to more than one type of accommodation).

6.24 The analysis shows there is currently a largely sufficient supply of housing with support (e.g. sheltered/retirement housing) in both market and affordable sectors, although by 2043 an additional need is identified linked to demographic growth – particularly for market housing. Overall, by 2043, a shortfall of 500 units of housing with support is identified (around three-fifths in the market sector).

6.25 For housing with care (e.g. extra-care) the data suggests a current need for both market and affordable housing and an overall additional need for around 3,800 units by 2043 (around five-sixths as market housing).

6.26 For nursing and residential care, the analysis suggests a modest current shortfall of around 100 units (only for residential care). Moving through to 2043, a total need for 700 additional bedspaces is identified – mainly residential care.

Table 6-6: Specialist Housing Need for Older Persons, 2026-43 – Cotswold

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/ surplus (-ve)	Additional demand to 2043	Shortfall /surplus by 2043
Housing with support	Market	63	977	879	-98	526	428
	Affordable	43	877	591	-286	354	68
Total (housing with support)		**106**	**1,854**	**1,469**	**-385**	**880**	**496**
Housing with care	Market	27	319	379	60	227	287
	Affordable	11	60	150	90	90	180
Total (housing with care)		**38**	**379**	**529**	**150**	**317**	**467**
Residential care bedspaces		34	192	470	278	282	560
Nursing care bedspaces		38	721	529	-192	317	125
Total bedspaces		**72**	**913**	**999**	**86**	**598**	**685**

Source: Iceni analysis/EAC

Wheelchair User Housing

6.27 The analysis below draws on secondary data sources to estimate the number of current and future wheelchair users and to estimate the number of wheelchair accessible/adaptable dwellings that might be required in the future. Estimates of need produced in this report draw on data from the English Housing Survey (EHS) – mainly 2020/21 data. The EHS data used includes the age structure of wheelchair users, information about work needed to homes to make them 'visitable' for wheelchair users and data about wheelchair users by tenure.

6.28 The table below shows at a national level the proportion of wheelchair user households by the age of household reference person. Nationally, around 3.1% of households contain a wheelchair user – with around 1% using a wheelchair indoors. There is a clear correlation between the age of household reference person and the likelihood of there being a wheelchair user in the household.

Table 6-7 Proportion of wheelchair user households by age of household reference person – England

Age of household reference person	No household members use a wheelchair	Uses wheelchair all the time	Uses wheelchair indoors only	Uses wheelchair outdoors only	TOTAL
24 and under	99.4%	0.4%	0.0%	0.1%	100.0%
25-34	99.4%	0.1%	0.1%	0.3%	100.0%
35-49	97.9%	0.4%	0.3%	1.4%	100.0%
50-64	97.1%	0.5%	0.2%	2.2%	100.0%
65 and over	94.3%	1.3%	0.5%	4.0%	100.0%

All households	96.9%	0.6%	0.3%	2.2%	100.0%

Source: English Housing Survey (2020/21)

6.29 The prevalence rate data can be brought together with information about the household age structure and how this is likely to change moving forward – adjustments have also been made to take account of the relative health (by age) of the population. The data estimates a total of 1,000 wheelchair user households in 2026, and that this will rise to 1,400 by 2043.

Table 6-8: Estimated number of wheelchair user households (2026-43) – Cotswold

	Prevalence rate (% of households)	Households 2026	Households 2043	Wheelchair user households (2026)	Wheelchair user households (2043)
24 and under	0.5%	700	997	3	5
25-34	0.4%	3,182	6,177	14	26
35-49	1.2%	8,663	12,962	107	160
50-64	1.5%	12,338	14,190	180	207
65 and over	4.0%	17,150	25,120	685	1,003
All households		42,033	59,445	989	1,401

Source: Iceni analysis

6.30 The finding of an estimated current number of wheelchair user households does not indicate how many homes might be need for this group – some households will be living in a home that is suitable for wheelchair use, whilst others may need improvements to accommodation, or a move to an alternative home. Data from the EHS shows that of the 814,000 wheelchair user households, some 200,000

live in a home that would either be problematic or not feasible to make fully ‘visitable’ – this is around 25% of wheelchair user households.

6.31 Applying this to the current number of wheelchair user households across the District gives a current need for 250 additional wheelchair user homes. If the projected need is also discounted to 25% of the total (on the basis that many additional wheelchair user households will already be in accommodation) then a further need for 100 homes in the 2026-43 period can be identified. Added together this leads to a need estimate of 350 wheelchair user homes – equating to 21 dwellings per annum.

Table 6-9: Estimated need for wheelchair user homes, 2026-43

	Current need	Projected need (2026-43)	Total current and future need
Cotswold	247	103	350

Source: Iceni Analysis

6.32 Furthermore, information in the EHS (for 2020/21) also provides national data about wheelchair users by tenure. This showed that, at that time, around 6.7% of social tenants were wheelchair user (including 1.8% using a wheelchair indoors/all the time), compared with 2.6% of owner-occupiers (0.8% indoors/all the time). These proportions can be expected to increase with an ageing population but do highlight the likely need for a greater proportion of social (affordable) homes to be for wheelchair users.

Table 6-10: Proportion of wheelchair user households by tenure of household reference person – England

Tenure	No household member s use a wheel-chair	Uses wheel-chair all the time	Uses wheel-chair indoors only	Uses wheel-chair outdoors only	TOTAL
Owners	97.4%	0.6%	0.2%	1.8%	100.0%
Social sector	93.3%	1.3%	0.5%	4.9%	100.0%
Private renters	98.6%	0.2%	0.2%	1.0%	100.0%
All households	96.9%	0.6%	0.3%	2.2%	100.0%

Source: English Housing Survey (2020/21)

7. Mix of Homes Needed

7.1 This section considers the appropriate mix of housing across Cotswold District. The analysis considers how the number of households in different age groups are projected to change moving forward and the mix of housing to meet this demographic change in different tenure groups. The analysis looks at the Standard Method (for the 2026-43 period).

Current Housing Mix by Tenure

7.2 A model has been developed that starts with the current profile of housing in terms of size (bedrooms) and tenure. Within the data, information is available about the age of households and the typical sizes of homes they occupy. By using demographic projections, it is possible to see which age groups are expected to change in number, and by how much.

7.3 On the assumption that occupancy patterns for each age group (within each tenure) remain the same, it is therefore possible to assess the profile of housing needed is over the assessment period (taken to be 2026-43 to be consistent with other analysis in this report).

7.4 An important starting point is to understand the current balance of housing in the area – the table below profiles the sizes of homes in different tenure groups across areas. The data shows a market stock (owner-occupied) that is dominated by 3+-bedroom homes (making up 80% of the total in this tenure group, a slightly higher proportion to that seen across the County, region and nationally. The profile of the social rented sector is broadly similar across areas whilst the private rented sector has a relatively large profile of dwellings. Observations about the current mix feed into conclusions about future mix later in this section.

Table 7-1: Number of Bedrooms by Tenure, 2021

		Cotswold	Gloucest-ershire	South West	England
Owner-occupied	1-bedroom	2%	3%	4%	4%
	2-bedrooms	17%	20%	21%	21%
	3-bedrooms	39%	43%	44%	46%
	4+-bedrooms	41%	34%	31%	29%
	Total	100%	100%	100%	100%
	Ave. no. beds	3.19	3.07	3.02	3.01
Social rented	1-bedroom	28%	29%	29%	29%
	2-bedrooms	35%	36%	37%	36%
	3-bedrooms	34%	31%	30%	31%
	4+-bedrooms	4%	4%	4%	4%
	Total	100%	100%	100%	100%
	Ave. no. beds	2.14	2.11	2.09	2.10
Private rented	1-bedroom	14%	22%	22%	21%
	2-bedrooms	34%	38%	38%	39%
	3-bedrooms	36%	29%	28%	29%
	4+-bedrooms	16%	12%	12%	11%
	Total	100%	100%	100%	100%
	Ave. no. beds	2.53	2.30	2.30	2.30

Source: Census (2021)

Family households

7.5 The number of families in Cotswold (defined for the purpose of this assessment as any household which contains at least one dependent

child) totalled 9,500 as of the 2021 Census, accounting for 23% of households; this proportion is lower than seen across other areas.

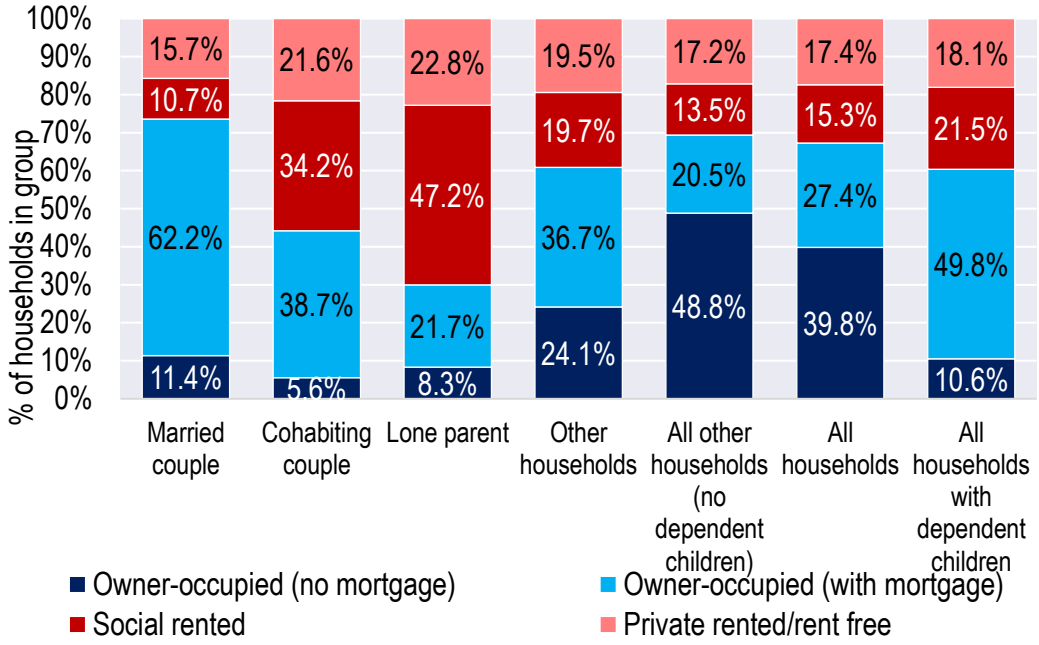
Table 7-2: Households with Dependent Children (2021)

	Cotswold		Glouces-tershire	South West	England
	No.		%	%	%
Married couple	5,860	14.4%	14.4%	13.4%	14.4%
Cohabiting couple	1,419	3.5%	4.4%	4.4%	4.5%
Lone parent	1,799	4.4%	5.5%	5.7%	6.9%
Other households	452	1.1%	1.6%	1.9%	2.7%
All other households	31,068	76.5%	74.1%	74.6%	71.5%
Total	40,598	100.0%	100.0%	100.0%	100.0%
Total with dependent children	9,530	23.5%	25.9%	25.4%	28.5%

Source: Census (2021)

7.6 The figure below shows the current tenure of households with dependent children. There are some considerable differences by household type with lone parents having a very high proportion living in the social and private rented sectors. Across the District, only 30% of lone-parent households are owner-occupiers compared with 74% of married couples with children.

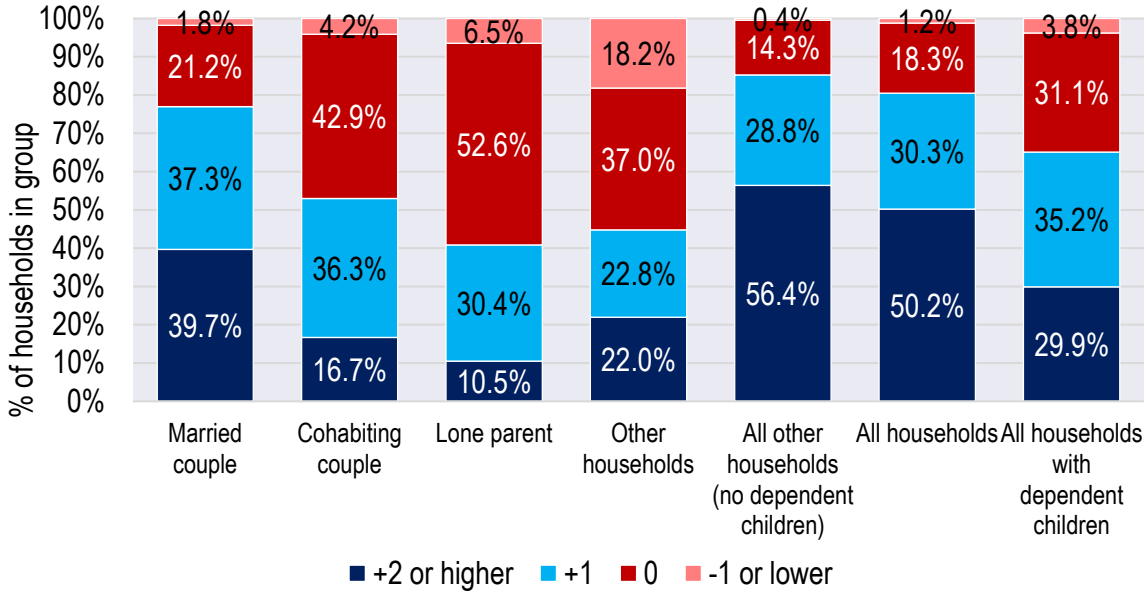
Figure 7-1: Tenure of households with dependent children (2021) – Cotswold



Source: Census (2021)

7.7 The figure below shows levels of overcrowding and under-occupancy of households with dependent children. This shows higher levels of overcrowding (minus figure) for all household types with dependent children with 7% of all lone parents and 18% of 'other' households being overcrowded. Overall, some 4% of households with dependent children are overcrowded, compared with less than 1% of other households. Levels of under-occupancy (positive figures) are also notably lower in households with dependent children.

Figure 7-2: Occupancy rating of households with dependent children (2021) – Cotswold



Source: Census (2021)

Housing mix modelling methodology

7.8 The method to consider future housing mix looks at the ages of the Household Reference Persons and how these are projected to change over time. The sub-sections to follow describe some of the key analyses.

Understanding how households occupy homes

7.9 While the demographic projections provide a good indication of how the population and household structure will develop, it is not a simple task to convert the net increase in the number of households into a suggested profile for additional housing to be provided. The main reason for this is that in the market sector in particular, households are able to buy or rent any size of property (subject to what they can afford) and therefore knowledge of the profile of households in an area does not directly transfer into the sizes of property to be provided.

7.10 The size of housing which households occupy in the market sector relates more to their wealth and age than the number of people they contain. For example, there is no reason why a single person cannot buy (or choose to live in) a 4-bedroom home as long as they can afford it, and hence projecting an increase in single-person households does not automatically translate into a need for smaller units.

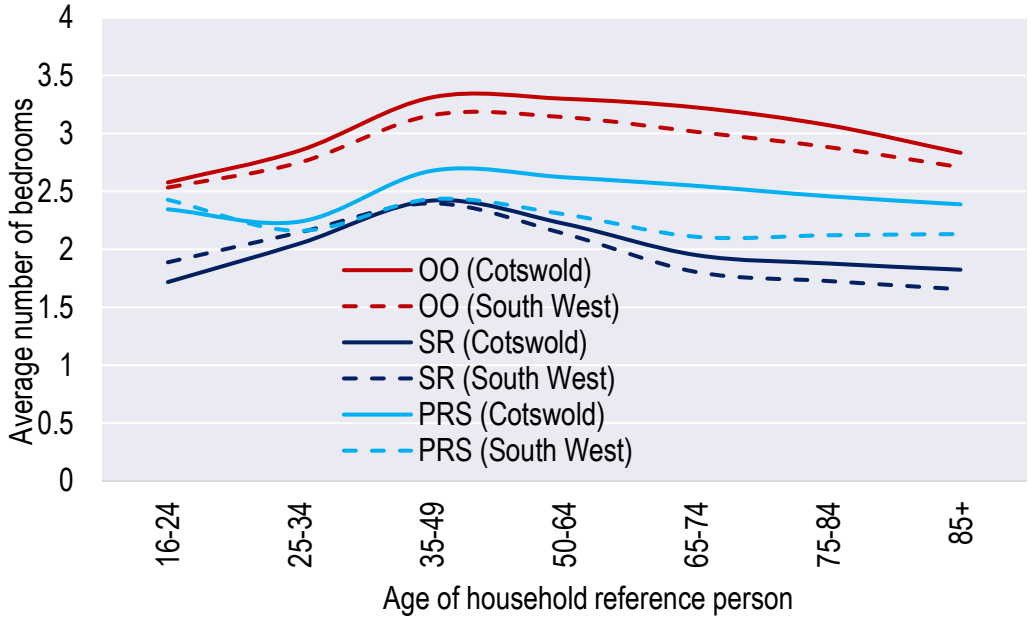
7.11 That said, issues of supply can also impact occupancy patterns, for example, it may be that a supply of additional smaller-level access homes would encourage older people to downsize but in the absence of such accommodation, these households remain living in their larger accommodation.

7.12 The issue of choice is less relevant in the affordable sector (particularly since the introduction of the social sector size criteria) where households are allocated properties which reflect the size of the household, although there will still be some level of under-occupation moving forward with regard to older person and working households who may be able to under-occupy housing (e.g. those who can afford to pay the spare room subsidy (‘bedroom tax’)).

7.13 The approach used is to interrogate information derived in the projections about the number of household reference persons (HRPs) in each age group and apply this to the profile of housing within these groups (data being drawn from the 2021 Census).

7.14 The figure below shows an estimate of how the average number of bedrooms varies by different ages of HRP and broad tenure group for Cotswold and the South West region. In all sectors, the average size of accommodation rises over time to typically reach a peak around the age of 50. After peaking, the average dwelling size decreases slightly – as typically some households downsize as they get older. The analysis also shows the District as having larger dwelling sizes for most age groups in the owner-occupied and private rented sectors when compared to the South West.

Figure 7-3: Average Bedrooms by Age and Tenure in Cotswold and the region



Source: Census (2021)

7.15 The analysis uses the existing occupancy patterns at a local and regional level as a starting point for analysis and applies these to the projected changes in Household Reference Person by age discussed below. The analysis has been used to derive outputs for three broad categories. These are:

Market Housing – which is taken to follow the occupancy profiles in the market sector (i.e. owner-occupiers and the private rented sector);

Affordable Home Ownership – which is taken to follow the occupancy profile in the private rented sector (this is seen as reasonable as the Government's desired growth in home ownership looks to be largely driven by a wish to see households move out of private renting); and

Rented Affordable Housing – which is taken to follow the occupancy profile in the social rented sector. The affordable sector in the analysis to follow would include social and affordable rented housing.

Changes to Households by Age

7.16 The table below presents the projected change in households by age of household reference person based on the Standard Method. This shows growth as being expected in all age groups and in particular older age groups (notably 85+), although some high growth is also projected in younger age groups, in part due to an assumption that household formation could improve over time.

Table 7-3: Projected Change in Household by Age of HRP in Cotswold

	2026	2043	Change in Households	% Change
Under 25	700	997	297	42.4%
25-34	3,182	6,177	2,995	94.1%
35-49	8,663	12,962	4,299	49.6%
50-64	12,338	14,190	1,852	15.0%
65-74	7,246	9,174	1,928	26.6%
75-84	7,028	10,318	3,290	46.8%
85+	2,876	5,627	2,752	95.7%
TOTAL	42,033	59,445	17,412	41.4%

Source: Iceni Analysis

Housing Mix Results

Initial modelled mix

7.17 By following the methodology set out above and drawing on the sources shown, a series of outputs have been derived to consider the likely size requirement of housing within each of the three broad tenures at a local authority level.

7.18 The table below shows the modelled outputs of need by dwelling size in the three broad tenures. The need for market housing is strongest for

3+-bedroom homes; for affordable home ownership for 2- and 3-bedroom homes; and rented affordable housing showing a slightly smaller profile again.

7.19 **Table 7-4:** Initial Modelled Mix of Housing by Size and Tenure based on proposed housing distribution – Cotswold

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	7%	26%	40%	26%
Affordable home ownership	19%	38%	32%	12%
Affordable housing (rented)	29%	37%	30%	4%

Source: Housing Market Model

Rightsizing

7.20 The analysis above sets out the potential need for housing if occupancy patterns remain the same as they were in 2021 (with differences from the current stock profile being driven by demographic change). It is however worth also considering that the 2021 profile will have included households who are overcrowded (and therefore need a larger home than they actually live in) and also those who under-occupy (have more bedrooms than they need).

7.21 There is a case to seek for new stock to more closely match actual size requirements. Whilst it would not be reasonable to expect to remove all under-occupancy (particularly in the market sector) it is the case that in seeking to make the most efficient use of land it would be prudent to look to reduce this over time. Further analysis has been undertaken to take account of overcrowding and under-occupancy (by tenure).

7.22 The table below shows a cross-tabulation of a household's occupancy rating and the number of bedrooms in their home (for owner-occupiers)

using 2021 Census data. This shows a high number of households with at least 2 spare bedrooms who are living in homes with 3 or more bedrooms. There are also a number of overcrowded households. In the owner-occupied sector in 2021, there were 25,400 households with some degree of under-occupation and around 120 overcrowded households – some 93% of all owner-occupiers have some degree of under-occupancy.

Table 7-5: Cross-tabulation of occupancy rating and number of bedrooms (owner-occupied sector) – Cotswold

Occupancy rating	Number of bedrooms				
	1-bed	2-bed	3-bed	4+-bed	TOTAL
+2 spare bedrooms	0	0	7,395	10,081	17,476
+1 spare bedrooms	0	4,110	2,518	1,028	7,656
0 “Right sized”	634	594	730	96	2,054
-1 too few bedrooms	12	47	52	9	120
TOTAL	646	4,751	10,695	11,214	27,306

Source: Census (2021)

7.23 For completeness the tables below show the same information for the social and private rented sectors. In both cases there are more under-occupying households than overcrowded, but differences are less marked than seen for owner-occupied housing.

Table 7-6: Cross-tabulation of occupancy rating and number of bedrooms (social rented sector) – Cotswold

Occupancy rating	Number of bedrooms				
	1-bed	2-bed	3-bed	4+-bed	TOTAL
+2 spare bedrooms	0	0	635	82	717
+1 spare bedrooms	0	1,077	646	71	1,794
0 “Right sized”	1,646	992	756	62	3,456
-1 too few bedrooms	70	90	90	14	264
TOTAL	1,716	2,159	2,127	229	6,231

Source: Census (2021)

Table 7-7: Cross-tabulation of occupancy rating and number of bedrooms (private rented sector) – Cotswold

Occupancy rating	Number of bedrooms				
	1-bed	2-bed	3-bed	4+-bed	TOTAL
+2 spare bedrooms	0	0	1,336	860	2,196
+1 spare bedrooms	0	1,807	848	185	2,840
0 “Right sized”	951	577	333	47	1,908
-1 too few bedrooms	43	42	22	7	114
TOTAL	994	2,426	2,539	1,099	7,058

Source: Census (2021)

7.24 In using this data in the modelling an adjustment is made to move some of those who would have been picked up in the modelling as under-occupying into smaller accommodation. Where there is under-occupation by 2 or more bedrooms, the adjustment takes 25% of this

group and assigns to a '+1' occupancy. This does need to be recognised as an assumption but can be seen to be reasonable as they do retain some (considerable) degree of under-occupation (which is likely) but does also seek to model a better match between household needs and the size of their home. For overcrowded households, a move in the other direction is made; in this case, households are moved up as many bedrooms as is needed to resolve the problems (this is applied for all overcrowded households).

7.25 The adjustments for under-occupation and overcrowding lead to the suggested mix as set out in the following tables. It can be seen that this tends to suggest a very slightly different profile of homes as being needed (compared to the initial modelling) including an increase in the need for 4+-bedroom homes in the rented affordable housing sector due to levels of overcrowding and a reduction in the 4+-bedroom market need due to high levels of under-occupancy.

Table 7-8: Modelled Mix of Housing by Size and Tenure – Cotswold

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	7%	33%	40%	20%
Affordable home ownership	18%	43%	30%	9%
Affordable housing (rented)	28%	40%	28%	5%

Source: Housing Market Model

Affordable housing supply vs need by size

7.26 A further analysis of the need for rented affordable housing is to compare the need with the supply (turnover) of different sizes of accommodation. This links back to estimates of need in the previous section (an annual need for 190 dwellings per annum from households

unable to buy OR rent) with additional data from CoRe about the sizes of homes let over the past three years.

7.27 This analysis is quite clear in showing the low supply of larger homes relative to the need for 4+-bedroom accommodation in particular, where it is estimated the supply is only around a quarter of the need arising each year, whereas for 1- and 2-bedroom homes over half of the need can be met.

7.28 **Table 7-9:** Need for rented affordable housing by number of bedrooms – Cotswold

	Gross Annual Need	Gross Annual Supply	Net Annual Need	As a % of total net annual need	Supply as a % of gross need
1-bedroom	122	69	53	28.1%	56.4%
2-bedrooms	156	81	75	39.6%	51.9%
3-bedrooms	93	41	53	27.7%	43.6%
4+-bedrooms	12	3	9	4.6%	24.5%
Total	383	193	190	100.0%	50.5%

Source: Iceni analysis

7.29 Across the District, the analysis points to over a quarter of the social/affordable housing need being for 1-bedroom homes and it is of interest to see how much of this is due to older person households. In the future household sizes are projected to drop whilst the population of older people will increase. Older person households (as shown earlier) are more likely to occupy smaller dwellings. The impacts of older people have on demand for smaller stock is outlined in the table below.

7.30 This indeed identifies a slightly larger profile of homes needed for households where the household reference person is aged Under 65, with a concentration of 1-bedroom homes for older people. This

information can be used to inform the mix required for housing for older people (e.g. age restricted), although it does need to be noted that not all older people would be expected to live in homes solely for older people.

7.31 The 2, 3, and 4+-bedroom categories have been merged for the purposes of older persons, as we would not generally expect many (if any) households in this category to need (or indeed be able to be allocated) more than 2-bedrooms in the rented affordable housing sector.

Table 7-10: Modelled Mix of Housing by Size and Age – affordable housing (rented) – Cotswold

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Under 65	22%	40%	32%	6%
65 and over	39%	61%		
All affordable housing (rented)	28%	40%	28%	5%

Source: Housing Market Model

Housing Mix Recommendations

7.32 The analysis below provides some indicative targets for different sizes of home (by tenure). The conclusions take account of a range of factors, including the modelled outputs and an understanding of the stock profile and levels of under-occupancy and overcrowding.

7.33 The analysis (for rented affordable housing) also draws on data from the local authority Housing Register with regards to the profile of need as well as taking a broader view of issues such as the flexibility of homes to accommodate changes to households (e.g. the lack of

flexibility offered by a 1-bedroom home for a couple looking to start a family).

7.34 The Housing Register data below shows a pattern of need focussed on 1-bedroom homes, but with over a fifth needing 3+-bedroom accommodation. When focussing on what we have described as priority need (excluding those in the Bronze category) a higher proportionate need for larger dwellings is seen, but the main focus is still on 1-bedroom homes.

Table 7-11: Size of Social/Affordable Rented Housing Needed – Housing Register Information (September 2025)

	All Register		Priority need	
	Number	%	Number	%
1-bedroom	997	57.7%	218	58.9%
2-bedrooms	445	25.8%	67	18.1%
3-bedrooms	221	12.8%	56	15.1%
4+-bedrooms	65	3.8%	29	7.8%
TOTAL	1728	100.0%	370	100.0%

Source: Cotswold District Council

Social/Affordable Rented

7.35 Bringing together the above, a number of factors are recognised. This includes recognising that it is unlikely that all affordable housing needs will be met and that it is likely that households with a need for larger homes will have greater priority (as they are more likely to contain children). The analysis also considers the turnover of different sizes of accommodation. The following mix of social/affordable rented housing is therefore suggested across the District:

1-bedroom – 25-35%

2-bedrooms – 30-40%

3-bedrooms – 20-30%

4+-bedroom – 5-15%

7.36 If a development is to include housing specifically for older people (e.g. forms of age-restricted housing) then broadly a 50:50 split between 1- and 2-bedroom homes is recommended. The inclusion of some 2-bedroom homes is considered sensible with the aim to promote the opportunity for older person households to downsize – a 2-bed offering being more likely to encourage this than 1-bed homes, as well as offering the ability for stay-at-home carers, friends and family to support these individuals overnight as required. Also, whilst technically most older person households will only have a 'need' for a 1-bed home, a larger property remains affordable as most older person households are not impacted by the bedroom tax/spare room subsidy.

7.37 It should be noted that the above recommendations are to a considerable degree based on projecting the need forward to 2043 and will vary over time. It may be at a point in time the case that Housing Register data identifies a shortage of housing of a particular size/type which could lead to the mix of housing being altered from the overall suggested requirement.

Affordable Home Ownership

7.38 In the affordable home ownership sector a profile of housing that more closely matches the outputs of the modelling is suggested. It is considered that the provision of affordable home ownership should be more explicitly focused on delivering smaller family housing for younger households and childless couples – with a focus on 2- and 3-bed properties. The conclusions also take account of the earlier observation that it may be difficult to make homes genuinely affordable for AHO due to newbuild prices. Based on this analysis, it is suggested that the following mix of affordable home ownership would be appropriate:

1-bedroom – 15-20%

2-bedrooms – 40-50%

3-bedrooms – 25-35%

4+-bedroom – 5-15%

Market Housing

7.39 Finally, in the market sector, a balance of dwellings is suggested that takes account of both the demand for homes and the changing demographic profile (as well as observations about the current mix when compared with other locations and also the potential to slightly reduce levels of under-occupancy).

7.40 We have also had regard to the potential for rightsizing but also recognise that in the market sector there is limited ability to control what households purchase. This sees a slightly larger recommended profile compared with other tenure groups.

1-bedroom – 5-10%

2-bedrooms – 30-35%

3-bedrooms – 35-45%

4+-bedroom – 15-25%

7.41 Although the analysis has quantified this on the basis of the market modelling and an understanding of the current housing market (including the stock profile in different tenures as set out earlier in this section), it does not necessarily follow that the figures, particularly for market housing, should necessarily be applied prescriptively to every development site. Site location and area character are also relevant considerations as to what the appropriate mix of market housing on individual development sites.

7.42 In all sectors the analysis points to a particular need for 2- and 3-bedroom accommodation, with varying proportions of 1- and 4+-bedroom homes. For rented affordable housing there is a clear need for

a range of different sizes of homes, including up to 45% to have at least 3-bedrooms of which up to 15% should have at least 4-bedrooms. Our recommended mix at a strategic level is set out below:

Table 7-12: Suggested size mix of housing by tenure – Cotswold

	Market	Affordable home ownership	Rented affordable housing
1-bedroom	5%-10%	15%-20%	25%-35%
2-bedrooms	30%-35%	40%-50%	30%-40%
3-bedrooms	35%-45%	25%-35%	20%-30%
4+-bedrooms	15%-25%	5%-15%	5%-15%

Source: Iceni analysis

7.43 Demand can change over time linked to macro-economic factors and local supply. The suggested figures can be used as a monitoring tool to ensure that future delivery is not unbalanced when compared with the likely requirements as driven by demographic change in the area. The recommendations can also be used as a set of guidelines to consider the appropriate mix on larger development sites, and the Council could expect justification for a housing mix on such sites which significantly differs from that modelled herein.

7.44 It should be recognised that there will be variations in the need within the District due to the different role and function of a location and the specific characteristics of local households (which can also vary over time). Below are some points for consideration when looking at needs in any specific location.

- Whilst there are differences in the stock profile in different locations this should not necessarily be seen as indicating particular surpluses or shortfalls of particular types and sizes of homes;
- As well as looking at the stock, an understanding of the role and function of areas is important. For example, areas traditionally

favoured by family households might be expected to provide a greater proportion of larger homes;

- That said, some of these areas will have very few small/cheaper stocks and so consideration needs to be given to diversifying the stock; and

- The location/quality of sites will also have an impact on the mix of housing. For example, brownfield sites in urban locations such as Cirencester may be more suited to flatted development (as well as recognising the point above about role and function) whereas a more suburban/rural site may be more appropriate for family housing. Other considerations (such as proximity to public transport) may impact on a reasonable mix at a local level.

- Additionally, in the affordable sector it may be the case that Housing Register data for a smaller area identifies a shortage of housing of a particular size/type which could lead to the mix of housing being altered from the overall suggested requirement.

7.45 In applying the mix to individual development sites, regard should be had to the nature of the site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level. The Council should also monitor the mix of housing delivered. However we would expect specific justification to be provided where the mix of homes on larger sites differs from that set out herein.

8. Housing Market Segments

Build-to-Rent

8.1 The NPPF sets out that the needs of people who rent their homes (as separate from affordable housing) should be assessed and reflected in planning policies (Para 63). The NPPF glossary also includes a definition for Build to Rent development:

> *"Purpose-built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development."*

8.2 It therefore represents development which is constructed with the intention that it will be let rather than sold.

8.3 Over recent years, there has been rapid growth in the Build to Rent (BtR) sector backed by domestic and overseas institutional investment. Savills' UK Build-to-Rent Market Update[11] For Q1 2026, the BTR market nationally now has 132,000 completed units, 51,000 units under construction, and 110,000 units in the development pipeline, totalling 293,000 units, up 5% from the year previous. However, much of this stock is located in the London and other Core Cities.

8.4 We do not consider that there is sufficient depth in the local market to support 'multi-family' flatted BtR development in Cotswold District. Such development is more focused towards larger urban areas.

8.5 However there are a range of examples of how single-family BtR is being utilised by volume housebuilders on large sites as a method of

[11] https://www.savills.co.uk/research_articles/229130/379550-0

ensuring the delivery and take up of housing. This is evidenced by significant deals from volume housebuilders Barratt and Countryside (Vistry), both of while have signed significant deals with BtR operators to deliver single-family BtR housing on their sites. This sits within the context of a weakening sales market, as discussed earlier, where market house prices are not increasing at the same pace as previously and the generally pace of sale of homes is slow.

8.6 Whilst the market for BtR is relatively embryonic at the time of writing, there is an important potential role for BtR in supporting the supply of private rented homes, helping drive up standards within the sector and in supporting overall housing delivery – recognising current affordability challenges restrict the ability of younger households to buy.

8.7 Such development is likely to be focused towards larger strategic sites. **On strategic sites, where single-family BTR provision is brought forwards, the Council might reasonably consider BTR provision as part of the market housing offer on site**. This will however depend on the specific circumstances and details related to individual phases. **We would reasonably expect provision for BTR development to be included in consideration of any new settlement-scale locations** – in particular reflecting how it can help to support development at pace, in line with the recommendations of the *Letwin Review*.

Self- and Custom-build Homes

8.8 Self-build and custom housebuilding covers a spectrum of different forms of development, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions. The legal definition is set out in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing

and Planning Act 2016) ('the Act').[12] The PPG[13] is clear that self-build or custom build helps to diversify the housing market and increase consumer choice.

8.9 The Council has a Self-build and Custom Housebuilding Register[14] as it is required to by the legislation. It is required by the Act to grant sufficient planning permissions to meet the level of demand shown on the Register, by reference to base periods. At the end of each base period, relevant authorities have 3 years in which to meet their legal duty and grant permission for an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

8.10 The Levelling Up and Regeneration Act (2023) ('LURA') made some amendments to the 2015 Self and Custom Housebuilding Act which advised how the supply and demand of self and custom build housing plots can be assessed. When assessing demand, the LURA inserted in section 6 of the 2015 Act the following:

"(a) the demand for self-build and custom housebuilding in an authority's area in respect of a base period is the aggregate of—

(i) the demand for self-build and custom housebuilding arising in the authority's area in the base period; and

(ii) any demand for self-build and custom housebuilding that arose in the authority's area in an earlier base period and in relation to which—

(A) the time allowed for complying with the duty in subsection (2) expired during the base period in question, and

(B) the duty in subsection (2) has not been met;

(aa) the demand for self-build and custom housebuilding arising in an authority's area in a base period is evidenced by the number of entries added during that period to the register under section 1 kept by the authority;"

[12] https://www.legislation.gov.uk/ukpga/2015/17/contents/enacted/data.htm

[13] Paragraph: 16a Reference ID: 57-016a-20210208

[14] https://www.cotswold.gov.uk/housing/private-housing/self-build-housing/

8.11 As a result, although each authority still has 3 years to meet the need that arises from its Register, **this need must now be counted cumulatively**. For example, as of October 30, 2026, the need will be the cumulative demand shown in all base periods prior to October 30, 2023.

8.12 When considering the supply of plots LURA removes section 6(c) of the 2015 Act which read:

"development permission is 'suitable' if it is permission in respect of development that could include self-build and custom housebuilding"

8.13 This change means that the Council will therefore need to demonstrate that serviced plots have resulted in self and custom-build development rather than what could be self and custom-build plots, for example, on the assumption of a CIL exemption. This means that in order for planning permissions to be counted towards the supply of self and custom build homes, there needs to be evidence to show that this is what the development is for.

8.14 The total cumulative need on the Register as at October 2025 is 236 entries.

Table 8.1 New Entrants to Self- and Custom-Housebuilding Register

	Cotswold
Base Period 1	66
Base Period 2	73
Base Period 3	10
Base Period 4	3
Base Period 5	0
Base Period 6	28
Base Period 7	33
Base Period 8	12
Base Period 9	11
Total	236
Average (base periods 1-9)	28
Average (base periods 7-9)	19

Source: CDC Register

8.15 The current position in meeting need that the Council was required to grant 158 permissions by October 2025; but has granted permissions for 140 dwellings - a shortfall of 32 dwellings or 20%.

Table 8.2 Self- and Custom-Build Supply and Demand Balance – Spring 2026

	Need (Total entries on Part 1 at end of base period 7)	Total Permissions Granted to Oct 2025	Over/Under supply
Cotswold	158	140	-32

8.16 If the rate of people joining the register in recent years, at 19 per annum, is used to consider the need over the plan period and the historic shortfall of 32 dwellings added on, an indicative need for self- and custom-build dwellings over the plan period would be for 355 dwellings.

8.17 The adopted Cotswold Local Plan (2018) considers self-build in Policy H1 Housing Mix. In part 3 of the policy it states that *"Proposals of more than 20 dwellings will be expected to provide 5% of dwelling plots for sale as serviced self or custom build plots unless demand identified on the Local Planning Authority's Self-Build and Custom Register, or other relevant evidence, demonstrates that there is a higher or lower level of demand for plots."* However the Plan is to be based on a significant greater scale of growth.

8.18 The strategic site allocations in the Plan envisage delivery of around 11,900 homes over the plan period. The indicative quantum of need for self- and custom-build dwellings over the plan period equates to around 3% of this. On this basis, **Iceni recommend that the Council seeks 3% of dwellings on strategic sites in the Plan for self- and custom housebuilding.**

8.19 Whilst some plots may come forwards on smaller sites and non-strategic allocations, this policy approach will support product

differentiation on larger sites – helping to boost delivery – which was a core intention of the Government in introducing policies to support self-build and custom housebuilding.

Rural Housing Needs

8.20 The Gloucestershire HENA has included analysis of rural housing needs at a Gloucestershire-wide level. This points to higher house prices and a price premium on market housing in smaller settlements in the County and in rural areas, with a difference, Gloucestershire-wide, of around £100,000 – albeit this is partly influenced by the stock mix. Combined with this, the housing stock in rural areas is focused more towards larger, more expensive homes with 73% of homes having 3 or more bedrooms. Combined with a relatively modest stock of affordable housing, these issues contribute to particular issues for younger and lower income households in accessing housing and challenges associated with retaining workers.

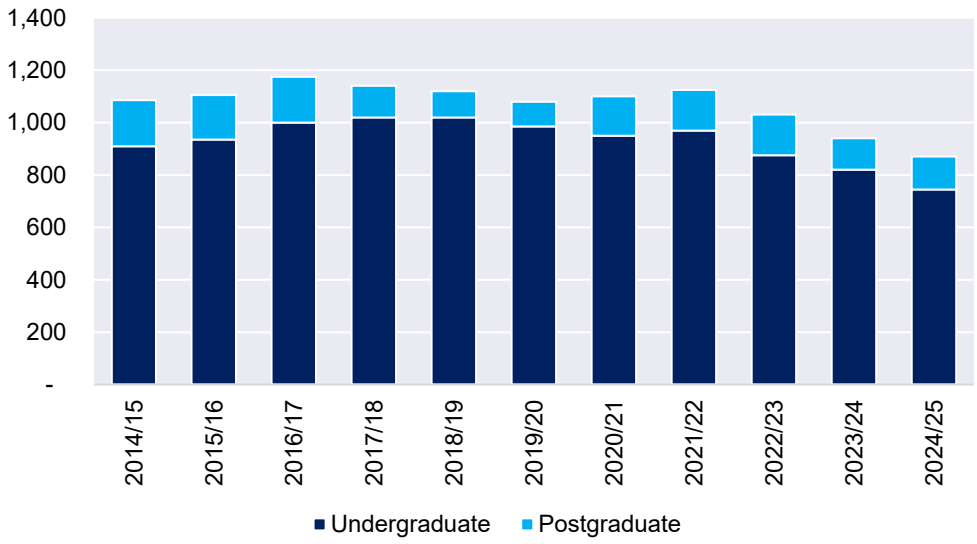
8.21 The evidence for Cotswold District points to notable in-commuting to the District to lower paid roles, and a key role for lower cost market homes and affordable housing in helping households to live and work more locally, reducing commuting distances.

9. Housing Needs of Specific Groups

Student Housing Needs

9.1 The Royal Agricultural University (RAU) is based in Cirencester. Data from the Higher Education Statistics Agency (HESA) indicates that in 2024/25, the RAU accommodated 870 full-time students. As the chart below shows, the number of full-time students has however fallen over the last four years.

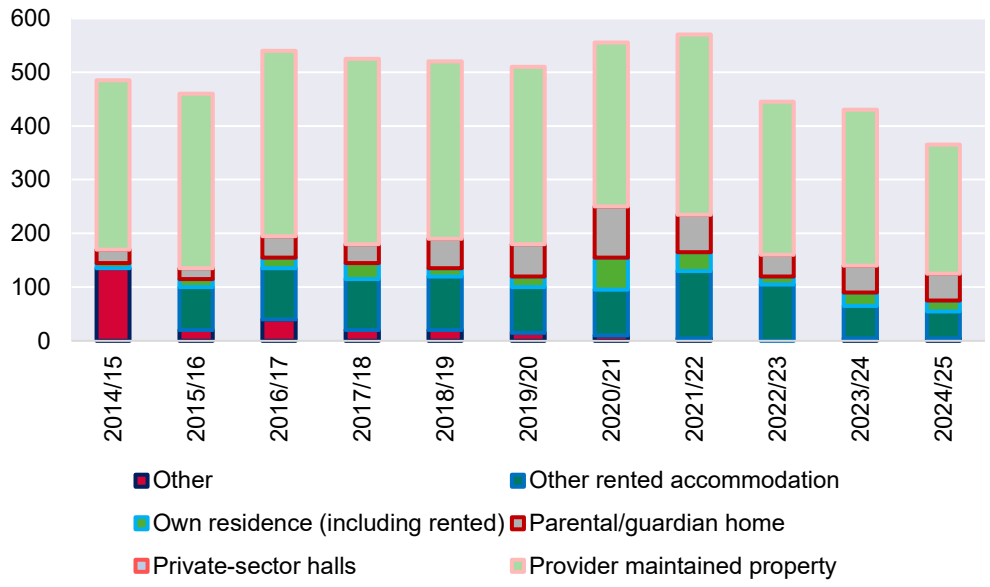
Figure 9.1 Full-time Students at Royal Agricultural University



Source: Higher Education Statistics Authority

9.2 The figure below charts changes in the term-time accommodation profile for students. It shows quite clearly that the majority of students live in provider-maintained properties (such as those managed by the university), with the trend in the numbers of students living in other rented accommodation (such as in private rented homes in Cirencester) downwards in recent years.

Figure 9.2 Term-time Accommodation Profile for RAU Students



Source: Higher Education Statistics Authority

9.3 The data for 2024/25 indicates two thirds (66%) of students in provider-maintained property, which in our experience is particularly high; 14% in rented accommodation; 14% living with parents; and 5% in their own property (such as one they own).

9.4 Iceni has engaged with the Royal Agricultural University (RAU) who have explained that although they submitted a masterplan in c. 2024 setting out ambitions for 4% annual growth from 2025/26 over a four-year period, the higher-education landscape has since changed significantly.

9.5 The domestic student market has weakened markedly, with rising fees discouraging applicants and larger universities lowering entry requirements to secure their own numbers, effectively drawing students away from smaller specialist institutions such as RAU. Demand for agricultural courses has also declined. As a result, the University has shifted its focus toward short-term overseas recruitment. They currently have around twenty-five international students and anticipate further increases in Spring 2026. These overseas cohorts are expected to

come for a single term, for summer school programmes, or for postgraduate study at Masters' or PhD level, and they would be housed in existing halls of residence during periods when they would otherwise be empty.

9.6 RAU already has an established international footprint, with operations in China, Tashkent (in Uzbekistan) and Ukraine, and they regularly send academic staff abroad to deliver teaching. Despite this international activity, the University's overall student body currently comprises around 1,100 to 1,200 full-time students and approximately 150 part-time or postgraduate learners, significantly lower than the 1,300 to 1,500 students they previously supported.

9.7 In terms of accommodation capacity, halls of residence provide 346 beds, primarily reserved for first-year students, yet around forty rooms remain vacant in the 2025/26 year because demand has effectively flatlined.

9.8 Only 15–20% of non-first-year students live at home; the vast majority enter the private rented sector, where RAU reports no observable drop in availability or uptake. Were demand to rise meaningfully in the future, particularly if short-term international students began requiring term-time accommodation, the University would consider developing an additional block of around one hundred rooms as part of a broader refresh, but any such expansion would be located on Campus. At the current time, there are no firm plans for new accommodation, and their current major development relates to teaching facilities rather than residential provision - including a new science hub. Most off-campus students live in the Chesterton area of Cirencester.

9.9 In discussing their wider academic relationships, RAU noted their positive collaboration with Hartpury. The two institutions are complementary rather than competitive: Hartpury offers a more practical, hands-on curriculum, while RAU's strengths lie in policy, land management and bloodstock studies. Overall, the University's position

is one of cautious adaptation—managing current under-demand, maintaining international teaching partnerships, and monitoring accommodation needs while navigating a constrained local planning environment.

9.10 Drawing the evidence together:

Student numbers at RAU have been falling over recent years and the short-term outlook is not particularly growth-orientated;

Student accommodation is managed by the university, with little evidence of private PBSA provision. The local market is in effect too small for this;

Whilst there is potential for competition between student and other households, in the private rented sector in particular, the short-term outlook for student growth is weak and there is significant new-build housing envisaged through the Plan.

The Council should continue to monitor student housing issues, including through engagement with the University, and support delivery of student accommodation at or near to the Campus.

Military Personnel and Veterans

9.11 Cotswold District includes a number of military facilities: including RAF Fairford (which accommodates US Air Force) and; the Duke of Gloucester Barracks at South Cerney, near Cirencester. There are also other facilities close to the District boundaries. MOD Statistics indicate that there were 550 service personnel in Cotswold District, comprising 490 forces personnel and 60 civilians. The evidence indicates that this has been relatively stable over time.

9.12 The 2025 draft NPPF consultation seeks to align with wider Government policy to expand affordable housing opportunities for serving personnel and their families. The consultation sits alongside major reforms in Defence housing policy.

9.13 In early 2025, the Ministry of Defence announced a deal returning more than 36,000 military homes to public ownership, enabling the Government to accelerate building new service family accommodation and create "*new opportunities for forces homeownership*", including affordable homes delivered through MOD land releases.

9.14 The Defence Housing Strategy aims to ensure service personnel and their families are provided with high quality housing that meets military operational requirements. It is accompanied by a commitment for £7 billion of investment in Defence accommodation, including £1.5 billion to improve family homes. It provides for investment and modernisation of existing homes, establishing a new Defence Housing Service; and the use of surplus land to support housebuilding – for service personnel and wider housing needs.

9.15 Access to affordable housing is a key issue. The Common Allocations Policy for affordable housing provides a level of flexibility around local connections policies for serving forces' members and reservists and those who served in the previous 5 years; who are also afforded additional priority in the allocation of affordable housing.

9.16 Iceni would note that consultation on the draft NPPF in 2025 proposed to expand the definition of affordable housing to include a specific "military affordable housing" policy category. This form of affordable housing will need to be considered, in consultation with the MOD, on sites which are close to and accessible from key military facilities in the District.

Looked after Children

9.17 Key legislation relating to the accommodation and maintenance of a looked-after child is set out in Section 22G of the Children Act 1989. The Act places a duty on local authorities to plan strategically for the children in their care, ensuring that, where aligned with the child's

welfare, accommodation should be provided within the authority's own area. This means councils must take steps to ensure sufficient local provision is available. Looked-after children should remain close to their home community, family and support networks wherever possible.

9.18 Gloucestershire's Sufficiency Strategy sets out a decisive shift towards increasing in-county residential provision after more than 15 years of relying almost entirely on the external market for children's homes. The approach is rooted in a "family first" principle, residential care is used only for the small cohort of children whose complex needs mean foster care or kinship care is not appropriate. The strategy responds directly to national concerns about the fragility, high cost and risk-aversion of the independent residential sector, aiming instead to deliver high-quality, trauma-informed, relational care through new council-run homes integrated with health, education and specialist support. This ambition to increase provision is relevant when the Council is determining applications for new children's homes in Cotswold District.

9.19 The County Council has also begun repurposing its own buildings to create a network of children's homes and supported accommodation. Four new in-house children's homes are being mobilised, expected to provide around 18–20% of Gloucestershire's total residential requirement by 2025. However, it is likely some provision will be though other providers.

9.20 Planning policy should recognise the potential need for additional children's care homes, particularly those with complex needs. Our experience is that often children's homes are delivered through the change of use of existing residential properties in suburban settings. Homes generally have between 2-5 bedrooms – accommodating between1-4 children together with provision for staff to sleep and communal accommodation. They will typically fall within a C2 use class.

9.21 Appropriate locations for such development should take account of Ofsted's Location Assessment[15] for such accommodation. In summary, this includes ensuring safeguarding concerns are met and that children have access to services.

9.22 We do not consider that the evidence requires a particular response through the Local Plan. The commentary herein, and Gloucestershire County Council's Sufficiency Strategy are relevant in determining applications for new children's homes.

15 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/339545/Children_s_homes_regulations_amendments_2014.pdf

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Draft document for Council governance process July and August 2026

Cotswold District Residential Land Monitoring Statistics

For the monitoring period 1 April 2024 to 31 March 2025

COTSWOLD
District Council

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1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of dwellings. A survey is undertaken every year of each site to determine the number of dwellings that have been completed or are under construction and any permissions that have expired. This report sets out the findings of these surveys. It also includes data on historic annual dwelling completions, as well as data on several Cotswold District Local Plan 2011-2031 (the Local Plan) monitoring indicators.

1.2 The information provided in this document shows net changes to dwelling stock, as it is the net increases that count towards meeting the Local Plan's housing requirement. Therefore, account is taken of any loss of dwellings that has occurred. Some sites may show a loss this year where a dwelling has been demolished or is in the process of being subdivided or converted. These sites may also appear in the commitments section as the replacement dwellings are either not started or are under construction.

1.3 The monitoring period covered in this report spans 1 April 2024 to 31 March 2025. While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the report set out?

1.4 The report is divided into ten sections:

- Section 1 provides a guide to the report and explains its purpose. It defines the monitoring year, how the data is presented, and what is counted as a dwelling.
- Section 2 summarises dwelling completions and commitments across the District, including breakdowns by Principal Settlements and parishes. It also presents long-term trends in housing delivery and overall supply since 2011.
- Section 3 identifies any corrections to previous Residential Land Availability (RLA) reports to ensure the accuracy of the monitoring data.
- Section 4 sets out affordable housing provision, including the number, type and tenure of affordable dwellings delivered, as well as losses such as through Right to Buy.
- Section 5 provides information on Gypsy, Traveller and Travelling Showpeople accommodation, including identified need, supply of pitches, and progress towards meeting that need.
- Section 6 covers care accommodation, including sheltered housing, extra care housing, and nursing and residential care provision. It sets out both completions and commitments and explains their contribution to housing supply.

- Section 7 details student accommodation provision, including completed and committed purpose-built student housing and its contribution to the housing land supply.
- Section 8 lists all dwellings completed within the District during the 2024/25 monitoring period on a site-by-site basis.
- Section 9 lists all committed dwellings at 1 April 2025, including sites with planning permission that are either not started or under construction.
- Section 10 identifies planning permissions that lapsed during the 2024/25 monitoring period and are no longer expected to contribute to housing supply.

What is included in the figures?

1.5 The figures in this report contain all new dwellings created, including new builds, residential subdivisions, conversions, changes of use and houses restored from dereliction. Agricultural workers' dwellings, tied by a condition or agreement, are also included. In addition, purpose-built, separate homes (e.g. self-contained flats clustered into units with four to six bedrooms) for students are included. Some sheltered or extra care accommodation units are also included where they correspond with the Office of National Statistics' dwelling definition, which is:

"*A self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address*"[1]

1.6 Replacement dwellings are calculated for their net delivery, as there may be a loss one year with the gain of the replacement dwelling the following year. The figures exclude ancillary accommodation such as 'granny flats' that are tied by planning condition and cannot become separate permanent units of accommodation. Similarly, holiday lets are not included.

[1] 2011 Census dwelling count guidance note provided for Housing Flow Returns

2. Summary of Residential Development

2.1 Table 1 summarises the net total of completed dwellings and commitments in Cotswold District as of 1 April 2025. There is a net total of 10,415 completed or committed dwellings since 2011, some which are expected to be completed after 31 March 2031 (i.e. the end of the Local Plan period). In addition, a further 191 dwellings' worth of housing has been released to the market resulting from completed or committed C2 Use Class communal accommodation developments.

Table 1 – Net dwelling completions and commitments

Summary	Net figure (dwellings)
Dwelling completions 1 April 2024 to 31 March 2025	264
Dwelling completions 1 April 2011 to 31 March 2025	6,915
Dwelling commitments at 1 April 2025	3,500

2.2 Table 2 summaries the net amount of housing that is released in the housing market resulting from C2 Use Class communal accommodation developments in Cotswold District as of 1 April 2025. The figures derive from Tables 11, 12, 15 and 16.

Table 2 – Net amount of housing released in the housing market resulting from C2 Use Class communal accommodation developments (nursing and residential care bedrooms + students accommodation bedrooms)

Summary	Net dwellings released in housing market
C2 communal accommodation completions 1 April 2024 to 31 March 2025	8
C2 communal accommodation completions 1 April 2011 to 31 March 2025	191
C2 communal accommodation commitments at 1 April 2025	0

2.3 Table 3 summarises the dwelling completions and commitments in the District's Principal Settlements. This includes dwellings within or adjacent to the Development Boundary of the District's Principal Settlements, as defined by the Local Plan. The figures may therefore contain some dwellings in adjoining parishes, which are for practical purposes part of a Principal Settlement.

2.4 A hyphen (–) denotes that there were no completions / completions and a zero (0) denotes that although dwellings are either committed or have been completed, there is no net gain or loss of dwellings.

Table 3 – Net dwelling completions and commitments by Principal Settlement

Principal Settlements	Annual net completions from 1 April 2011 onwards														Total completions since 1 April 2011	Commitments at 1 April 2025
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		
Andoversford	26	23	1	2	10	7	–	–	–	4	–	–	–	–	73	1
Blockley	1	–	1	–	4	3	–	3	3	17	10	–	1	2	45	8
Bourton-on-the-Water	37	19	1	9	22	108	111	92	14	1	–	-3	2	4	417	26
Chipping Campden	-1	23	9	6	1	13	36	4	-4	37	24	20	2	4	174	16
Cirencester	363	146	64	67	70	78	155	62	0	12	41	17	36	55	1,166	2,332
Down Ampney	1	–	–	–	–	–	–	2	–	–	–	2	–	10	15	67
Fairford	–	4	35	89	68	89	114	64	1	15	2	1	3	5	490	147
Kemble	–	1	1	–	–	35	16	2	2	–	–	–	23	–	80	–
Lechlade	2	3	5	1	2	20	62	1	10	2	-1	1	5	0	113	3
Mickleton	–	–	–	1	6	123	44	82	4	4	–	1	-1	–	264	7
Moreton-in-Marsh	43	71	172	95	66	37	127	106	60	52	74	-6	70	95	1,062	213
Northleach	–	2	8	3	17	–	55	–	1	–	2	–	1	1	90	–
South Cerney	2	3	41	54	13	34	8	14	2	22	52	17	8	2	272	33
Stow-on-the-Wold	3	23	7	0	2	11	19	54	3	38	62	33	2	5	262	40
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	11	–	815	145
Upper Rissington	–	–	36	138	146	39	15	–	1	–	2	22	20	–	419	7
Willersey	1	–	1	0	–	2	–	30	44	10	–	–	1	1	90	10
Outside Principal Settlements	36	70	18	29	86	78	28	55	83	66	45	203	191	80	1,068	445
District total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**6,915**	**3,500**

Table 4 – Net dwelling completions and commitments by parish

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Adlestrop (inc. Adlestrop, Daylesford and Daylesford Ho)	–	–	-1	1	–	–	–	–	–	–	–	2	–	–	2	1
Aldsworth	–	2	1	-1	4	–	–	–	–	–	0	–	1	–	7	–
Ampney Crucis	-1	1	1	4	1	–	2	2	–	–	3	4	1	1	19	6
Ampney St Mary	–	–	–	–	–	–	–	3	1	–	–	–	–	–	4	1
Ampney St Peter	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Andoversford	26	23	1	2	11	7	1	–	–	4	6	–	–	–	81	2
Ashley (inc. Culkerton)	–	–	–	–	–	1	–	–	–	–	–	1	–	-1	1	–
Aston Subedge	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Avening (inc. Avening and Nags Head)	5	1	1	–	10	2	1	-2	2	–	3	1	13	7	44	19
Bagendon (inc. Bagendon and Perrott's Brook)	1	–	–	1	–	–	–	1	1	4	–	–	–	0	8	6
Barnsley	–	–	1	–	–	–	–	–	–	–	–	–	–	4	5	1
Barrington (inc. Great Barrington and Little Barrington)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	4
Batsford (inc. Batsford, Dorn and Lower Lemington)	–	–	–	–	–	–	–	–	–	–	–	1	–	–	1	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Baunton	–	–	–	–	2	–	–	1	–	–	–	–	–	1	4	–
Beverstone	–	–	–	–	7	1	–	-1	1	–	–	–	–	–	8	–
Bibury (inc. Ablington and Bibury)	1	1	-1	1	13	1	3	1	5	-1	3	1	–	–	28	1
Birdlip	11	–	2	–	–	3	–	–	–	–	6	–	–	-1	21	6
Bledington	–	–	-1	-1	0	2	-1	–	1	1	1	1	1	-1	3	6
Blockley (inc. Aston Magna, Blockley, Draycott, Northwick Park and Paxford)	1	–	4	–	5	4	2	5	3	16	11	2	2	4	59	22
Bourton-on-the-Hill	–	–	–	–	–	–	1	0	1	1	–	–	1	–	4	2
Bourton-on-the-Water	37	20	1	9	22	109	113	93	14	2	–	-4	3	6	425	29
Boxwell with Leighterton	–	–	–	1	1	–	–	–	–	1	–	–	–	1	4	5
Brimpsfield (inc. Brimpsfield and Caudle Green)	–	4	2	–	1	2	1	3	–	1	–	–	–	–	14	4
Broadwell	–	–	–	–	5	0	–	–	2	1	–	1	0	-1	8	11
Chedworth (inc. Chedworth and Fossebridge)	1	–	0	–	-1	1	1	2	–	0	–	3	1	2	10	15
Cherington	–	1	0	-1	-1	2	1	–	–	–	1	–	–	–	3	–

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Chipping Campden (inc. Broad Campden and Chipping Campden)	-1	25	9	6	1	14	36	10	-4	37	24	23	2	5	187	22
Cirencester (inc. Cirencester and Stratton)	363	146	64	67	71	78	154	62	0	13	41	17	36	55	1,167	2,453
Clapton	–	–	–	-1	–	–	–	–	–	–	–	–	–	–	-1	1
Coates	–	1	–	–	–	–	–	–	1	1	2	–	–	–	5	2
Coberley (inc. Coberley, Upper Coberley, Coll and Ullenwood)	–	2	–	–	3	2	–	1	–	1	2	10	14	12	47	9
Cold Aston	–	–	1	–	–	–	–	–	–	1	1	–	–	–	3	4
Colesbourne	–	–	–	1	–	0	–	–	–	–	–	–	–	–	1	–
Coln St Aldwyn	-1	1	–	2	2	–	–	1	1	–	–	–	–	-1	5	0
Coln St Dennis (inc. Calcot, Coln St Dennis, Coln Rogers and Fossebridge)	–	–	–	-2	0	3	1	–	1	–	1	–	–	-1	3	2
Compton Abdale	–	1	–	–	–	–	–	1	–	1	1	–	–	–	4	–
Condicote	–	1	–	–	–	–	–	–	–	–	–	–	1	–	2	1
Cowley (inc. Birdlip, Cowley, Nettleton and Stockwell)	–	0	–	–	1	–	–	–	–	–	–	-1	–	1	1	3
Cutsdean	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Daglingworth (inc. Daglingworth and Itlay)	–	1	–	–	–	–	2	2	–	–	–	–	–	–	5	–
Didmarton	–	–	–	–	–	–	–	–	–	1	–	–	–	1	2	6
Donnington	–	–	–	–	–	–	-1	–	–	–	–	1	–	–	0	–
Dowdeswell (inc. Lower Dowdeswell and Upper Dowdeswell)	-1	1	–	–	–	1	–	1	0	-2	1	1	–	–	2	1
Down Ampney	1	0	–	–	–	–	–	2	–	–	–	2	–	10	15	68
Driffield (inc. Driffield and Harnhill)	–	–	–	–	–	–	–	1	–	–	–	–	–	–	1	9
Duntisbournes (inc. Duntisbourne Abbots, Duntisbourne Leer, Duntisbourne Rouse and Middle Duntisbourne)	–	1	–	–	1	1	–	–	1	–	–	1	–	-2	3	6
Eastleach (inc. Eastleach, Eastleach Martin, Eastleach Turville and Fyfield)	–	–	-1	2	–	–	–	-1	1	-1	–	–	–	–	0	2
Ebrington (inc. Charingworth, Ebrington, Hidcote Bartrim and Hidcote Boyce)	9	2	0	1	2	2	-1	–	-1	15	5	6	–	2	42	5
Edgeworth	1	–	-1	1	–	–	–	–	–	–	–	–	1	–	2	2

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Elkstone (inc. Cockleford and Elkstone)	–	2	–	–	0	2	–	2	1	–	-1	–	–	–	6	4
Evenlode	0	1	–	2	1	-1	-1	1	4	–	–	–	1	–	8	2
Fairford (inc. Fairford and Horcott)	-1	4	35	89	68	89	115	63	2	23	3	1	3	8	502	147
Farmington	1	-1	-1	1	–	2	–	–	1	–	2	–	1	–	6	–
Great Rissington	–	–	–	1	–	2	1	–	1	1	–	–	–	–	6	–
Guiting Power	–	1	–	-1	1	–	–	2	–	5	–	–	–	–	8	1
Hampnett	–	–	–	–	–	–	–	–	–	1	–	–	–	–	1	–
Hatherop	–	–	–	–	–	–	–	–	–	–	–	2	–	–	2	–
Hazelton (inc. Hazelton and Salperton)	–	0	–	–	–	1	–	–	–	–	–	–	1	2	4	5
Icomb	–	1	-1	–	3	2	1	–	–	–	–	–	–	–	6	1
Kemble (inc. Ewen, Kemble and Kemble Wick)	2	3	2	0	–	36	17	4	5	2	-1	1	23	–	94	9
Kempsford (inc. Dunfield, Kempsford and Whelford)	–	3	–	–	18	12	–	–	–	-24	–	11	–	18	38	2
Kingscote (inc. Bagpath, Kingscote, Lower Hazlecote and Newington Bagpath)	–	-1	–	3	–	-1	–	1	2	–	-2	–	1	1	4	2

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Lechlade-on-Thames	3	5	6	1	2	21	63	3	10	1	-1	2	5	1	122	11
Little Rissington	–	–	1	–	–	–	1	–	1	0	2	13	–	4	22	7
Long Newton	2	2	-1	1	-1	2	–	1	–	0	1	–	1	-1	7	3
Longborough (inc. Ganborough and Longborough)	–	9	0	1	–	-1	2	2	8	7	-1	–	–	-1	26	9
Lower Slaughter	–	1	-1	1	–	–	1	–	–	–	–	–	–	–	2	–
Maugersbury (inc. Maugersbury and Wyck Hill)	1	0	1	1	–	-1	-6	2	4	1	–	–	–	–	3	3
Maiseyhampton (inc. Meysey Hampton and Sunhill)	0	–	–	–	–	–	0	–	1	–	–	1	1	–	3	1
Mickleton	-1	1	–	1	6	130	44	82	5	6	–	1	0	–	275	9
Moreton-in-Marsh	43	71	172	95	66	37	127	106	61	52	74	-6	70	95	1,063	213
Naunton (inc. Aylworth, Naunton and Upper Harford)	1	–	–	0	1	–	2	1	2	–	–	0	–	1	8	8
North Cerney (inc. Calmsden, North Cerney and Woodmancote)	–	–	–	–	–	–	1	3	1	12	–	3	1	1	22	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Northleach with Eastington	0	3	8	3	17	–	55	–	2	–	2	1	1	1	93	3
Notgrove	–	1	–	–	–	–	1	–	–	1	1	1	–	–	5	–
Oddington (inc. Lower Oddington and Upper Oddington)	1	-1	2	1	–	–	-1	–	2	–	1	2	–	0	7	4
Ozleworth	–	–	1	–	–	–	–	–	–	–	–	–	–	–	1	–
Poole Keynes	–	–	–	–	1	–	–	-1	1	1	–	1	1	–	4	1
Poulton	–	1	0	–	0	–	2	–	0	1	–	–	8	–	12	1
Preston (inc. Norcote and Preston)	2	–	–	–	0	1	–	1	5	1	-1	62	61	7	139	2
Quenington	–	–	1	1	–	–	–	–	–	-1	1	1	–	1	4	–
Rendcomb (inc. Marsden and Rendcomb)	–	2	–	–	–	1	–	–	–	3	–	–	2	–	8	4
Rodmarton (inc. Rodmarton and Tarlton)	–	–	–	–	-1	–	-1	1	–	–	–	4	1	–	4	1
Saintbury	–	–	–	–	–	–	–	–	–	–	1	–	–	–	1	–
Sapperton (inc. Frampton Mansell and Sapperton)	–	–	–	–	–	2	–	2	3	1	–	–	1	–	9	3
Sevenhampton (inc. Brockhampton and Sevenhampton)	-1	2	–	–	–	–	–	0	0	–	–	2	–	–	3	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Sezincote	–	–	–	–	–	–	–	–	–	–	–	–	–	4	4	–
Sherborne	–	–	1	–	–	–	–	–	0	–	–	–	–	1	2	–
Shipton (inc. Hampen, Shipton Oliffe and Shipton Solers)	–	–	-1	–	–	2	–	–	–	–	–	-1	–	–	0	2
Shipton Moyne	-2	3	–	-1	2	0	1	2	–	-1	–	1	–	-1	4	2
Siddington	2	1	1	1	1	1	3	3	1	2	1	30	58	1	106	5
Somerford Keynes (inc. Somerford Keynes and Shorncote)	–	1	–	1	–	4	–	–	1	–	–	2	–	–	9	3
South Cerney	3	4	41	55	13	38	9	16	3	24	54	18	9	3	290	39
Southrop	3	–	–	–	1	2	–	–	2	–	0	3	–	1	12	-1
Stow-on-the-Wold	3	23	7	0	2	11	18	55	4	38	62	33	2	5	263	40
Swell (inc. Lower Swell and Upper Swell)	–	1	-1	4	–	–	–	–	1	–	–	–	–	-1	4	3
Syde	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Temple Guiting (inc. Barton, Farmcote, Ford, Kineton and Temple Guiting)	–	1	-1	–	1	–	-1	1	2	–	–	–	–	–	3	6
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	12	–	816	145

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Tetbury Upton (inc. Doughton and Tetbury Upton)	-1	–	1	–	–	–	1	–	–	–	–	–	8	–	9	3
Todenham	–	1	1	–	1	–	1	1	1	1	1	1	1	1	11	5
Turkdean	–	–	–	–	–	–	–	–	–	–	–	1	–	1	2	–
Upper Rissington	–	–	36	138	146	40	15	–	1	–	2	22	20	–	420	7
Upper Slaughter	–	–	–	-2	1	–	1	–	–	–	–	–	3	–	3	–
Westcote (inc. Church Westcote and Nether Westcote)	-1	3	2	–	1	–	1	–	0	1	–	–	–	2	9	7
Westonbirt with Lasborough	–	2	–	–	–	–	–	–	–	–	–	–	–	–	2	2
Weston Subedge (inc. Weston-sub-Edge)	–	1	1	1	–	2	0	-1	1	–	0	–	–	–	5	3
Whittington (inc. Syreford and Whittington)	–	2	-1	1	1	2	–	–	–	–	–	–	–	–	5	1
Wick Rissington (inc. Wyck Rissington)	–	–	–	–	–	–	–	–	6	–	–	–	–	-1	5	4
Willersey	1	–	1	0	–	2	–	30	48	10	–	–	1	1	94	13
Windrush	–	–	–	–	–	–	–	–	–	12	–	20	1	–	33	1
Winson	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Net completions since 1 April 2011	Total commitments at 1 April 2025
Winstone	–	–	1	–	–	1	–	–	–	1	–	–	–	–	3	–
Withington (inc. Cassey Compton, Foxcote, Hilcot, Withington and Woodbridge)	–	–	3	2	–	–	1	–	0	1	–	2	–	5	14	5
Yanworth (inc. Stowell and Yanworth)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**6,915**	**3,500**

2.5 Table 5 provides the annual dwelling completions in Cotswold District since 1 April 1991.

Table 5 – Annual dwelling completions in Cotswold District (net)

Year	Completions (net)	Year	Completions (net)	Year	Completions (net)
1991/92	126	2003/04	276	2015/16	597
1992/93	412	2004/05	384	2016/17	755
1993/94	400	2005/06	183	2017/18	909
1994/95	394	2006/07	316	2018/19	807
1995/96	389	2007/08	209	2019/20	311
1996/97	180	2008/09	303	2020/21	376
1997/98	180	2009/10	177	2021/22	349
1998/99	263	2010/11	229	2022/23	349
1999/00	350	2011/12	527	2023/24	375
2000/01	441	2012/13	393	2024/25	264
2001/02	327	2013/14	400		
2002/03	214	2014/15	503		

3 Corrections to previous RLA reports

3.1 There are no corrections to the RLA 2023/24 made by this report.

4 Affordable Housing Provision

4.1 Table 6 reports on affordable housing delivery (gross) per housing type. The figures show new build completions and conversions, as well as affordable housing lost through demolitions and Right to Buy.

Table 6 – Affordable housing delivery (net)

Year	Affordable Rent	Social Rent	Shared Ownership	Equity Model	Key Worker	First Homes	Losses via Right to Buy	**Total**
2011/12	18	140	64	0	0	0	0	**222**
2012/13	9	92	81	0	0	0	-3	**179**
2013/14	32	37	27	4	0	0	-10	**90**
2014/15	64	21	36	11	0	0	-9	**123**
2015/16	55	0	12	25	0	0	-5	**87**
2016/17	160	6	62	34	0	0	-5	**257**
2017/18	139	3	74	29	0	0	-2	**243**
2018/19	176	22	85	8	0	0	-6	**285**
2019/20	57	20	54	10	0	0	-5	**136**
2020/21	49	17	33	2	13	0	0	**114**
2021/22	12	43	36	8	0	0	-7	**92**
2022/23	22	70	0	0	0	0	0	**92**

Year	Affordable Rent	Social Rent	Shared Ownership	Equity Model	Key Worker	First Homes	Losses via Right to Buy	**Total**
2023/24	43	29	26	0	0	0	-3	**95**
2024/25	0	32	20	0	0	4	0	**56**
Total	**836**	**532**	**610**	**131**	**13**	**4**	**-55**	**2,071**

5 Gypsy, Traveller and Travelling Showpeople Provision

5.1. The adopted Local Plan identifies a need for 3 additional pitches for Travellers who meet the Planning Policy for Traveller Sites (DCLG, August 2015) definition over the period 2016-2031 in Cotswold District. There is no identified need for travelling show person accommodation in the district.

5.2. Since the Local Plan was adopted, the Gloucestershire Gypsy and Traveller Accommodation Assessment (RRR, November 2022) (the GTAA) and the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (RRR, November 2022) – addendum for Cotswold District Council (RRR, October 2023) (the GTAA Addendum) have been produced. There continues to be no identified need for travelling show person accommodation in the district. Table 6 identifies the District's Traveller pitch accommodation needs between 2021 and 2031:

Table 7 – Cotswold District Traveller pitch needs (2021-31)

	Ethnic definition
2021-26	10
2026-31	5

5.3. Table 8 identifies the supply of sites, which contribute towards delivering the updated Traveller pitch need. The full Ethnic Definition Traveller pitch need up to 2031 has been delivered.

Table 8 – Supply of Traveller pitch sites

Parish	Address	Application Number	Development Description	Completed between 2021-25 (net pitches)	Commitments as of 1 April 2025 (net pitches)	Comments
Deliverable supply 2025-2030						
Maugersbury	Meadowview, Fosseway	22/03763/FUL	Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)	3	1	This permission formalises the existing use of three pitches and grants planning permission to one further pitch, so delivers the whole 4-picth site allocation.
Coberley	Hillside View, Hartley Lane, Seven Springs	18/04875/FUL	The use of land for the stationing of caravans for residential purposes for 1 no. Gypsy pitch together with the formation of additional hardstanding and utility / dayrooms ancillary to that use, formation of a dayroom for an existing Gypsy pitch	–	1	The site is part of the GTAA 2022's identified need but subsequently gained planning permission on 5 September 2022.
South Cerney	Four Acres, Shorncote	N/A	N/A	–	7	The site was surveyed as part of the GTAA 2022 and was found to have 7 vacant pitches.
South Cerney	Land off Cricklade Road, GL7 5QE	21/04539/FUL	Change of use of land to 3 No. Traveller pitches and associated works including, 3 No. day rooms, 3 No. mobile homes, 3 No. touring caravans, and hard standing	–	3	Permitted 18.07.2023.
South Cerney	Oakfields, Cricklade Road, GL7 5QE	25/01079/FUL	Change of use of land for 5 No. Traveller pitches with car parking, hardstanding and associated works	–	5	Permitted 30.05.2025.
			Total	**3**	**17**	

6. Care Accommodation

6.1. Table 9 identifies sheltered housing and extracare housing developments that have been delivered since 1 April 2011. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 9 – Sheltered housing and extracare housing unit completions since 1 April 2011 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Chipping Campden	Former Cotswold Garage, Sheep Street, GL55 6DR	10/03996/FUL	Demolition of garage buildings and erection of a residential building comprising 24 category II sheltered retirement apartments together with ancillary facilities, 8 affordable apartments, access and parking provision	20 completed 2012/13	20
Stow-on-the-Wold	Newlands, Evesham Road	07/01816/FUL	Erection of five sheltered retirement cottages on former orchard site	5 completed 2012/13	5
Stow-on-the-Wold	Newlands, Evesham Road	06/02759/FUL	Fifteen extra care apartments attached to Newlands Nursing Home	15 completed 2012/13	15
Northleach	Fortey House, Fortey Road	13/05124/FUL	Demolition of former eleven-bedsit elderly accommodation block	11 completed 2014/15	-11
Cirencester	Somerford Court, Somerford Road	14/02224/FUL	Redevelopment to form 35 sheltered apartments for the elderly, including communal facilities (Category II type	35 completed 2015/16	35

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
			accommodation), access, car parking, and landscaping (resubmission of 13/05142/FUL)		
Tetbury	Land parcel south of Quercus Road	13/04451/REM	Reserved Matters application for the development of 38 Later Living apartments for older persons (pursuant to Outline planning permission ref. 12/01792/OUT)	38 completed 2015/16	38
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	7 completed 2016/17	7
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	13 completed 2017/18	13
Cirencester	Le Spa, 42 Gloucester Road, Stratton, GL7 2LA	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	34 completed 2017/18	34
Cirencester	TH White Ltd, Tetbury Road	14/05222/FUL	Demolition of existing garage and redevelopment of the site to form 34 Retirement Living apartments with communal facilities and associated car parking and landscaping.	34 completed 2017/18	34
Moreton-in-Marsh	Former Moreton Bowls Club, Hospital Road	12/02678/FUL	Demolition of existing building and erection of private sheltered accommodation (34 units) for the elderly (Category II type	34 completed 2017/18	34

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
			accommodation), communal facilities, landscaping and car parking		
Stow-on-the-Wold	Land north of Tesco	16/00139/REM	Reserved Matters pursuant to Outline permission granted under ref. 13/05360/OUT for the erection of 44 extra care apartments, green open space, car parking and landscaping	44 completed 2018/19	44
Tetbury	Land north of Cirencester Road, GL8 8SA	17/04978/FUL	Amendments to planning application ref 13/05306/FUL (Redevelopment to provide a care village (Use Class C2) comprising residents` accommodation and facilities, landscaping and ancillary works) comprising redesign of approved apartment buildings Blocks 01 and 02, omission of previously approved Block 06 revisions to parking layout, including an additional 14 living units	68 completed 2018/19	68
Willersey	Land parcel west of Field House, Broadway Road	16/01572/FUL	Erection of 30 no. dwellings with access, landscaping and associated infrastructure (Plots 1-10 are age restricted to 55 years+)	11 completed 2019/20	11
Stow-on-the-Wold	Land adjacent to Bretton House, Station Road	17/01218/REM	Reserved Matters application (providing details of appearance, landscaping, layout and scale) pursuant to outline permission 13/05031/OUT for the development of a Continuing Care Retirement Community consisting of extra care accommodation,	30 completed 2020/21 76 completed 2021/22	106

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
			communal facilities, internal highways, car parking and associated works		
Cirencester	Chantilly, Baunton Lane, GL7 2LL	20/00340/FUL	Erection of 1 no. dwelling together with associated ancillary development	1 completed 2021/22	1
Moreton-in-Marsh	Former Moreton-in-Marsh Hospital, Hospital Road, GL56 0BS	17/03221/FUL	Residential development of the former Moreton-in-Marsh hospital site to provide 20no. homes (19 retirement homes and 1 open market) (Use Class C3)	9 completed 2021/22 11 completed 2022/23	20
Preston	Land at Siddington Park Farm, GL7 6ET	17/00076/OUT	Part Outline/part detailed full application for planning permission for a revised scheme for the Continuing Care Retirement Community permitted under Application Ref 11/05716/OUT (Use Class C2) and under application Ref 15/02532/OUT (Use Class C2), comprising the extension of earlier site, construction of a central facilities building providing community care services together with provision of 171 Assisted Living Units/Close Care Units together with landscaped grounds, internal highways, parking and associated works	62 completed 2022/23 61 completed 2023/24	123
Cirencester	Sewell House, 45 Chesterton Lane, GL7 1XJ	23/02877/FUL	Change of use from sheltered housing for 6 people to 1no. residential dwelling	minus 1 completed in 2024/25	-1
				Total	**596**

6.2. Table 10 identifies sheltered housing and extracare housing developments that have planning permission at 1 April 2025. The figures are again provided as net additional dwellings.

Table 10 – Sheltered housing and extracare housing unit commitments at 1 April 2025 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	60 not started	60
Shipton	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	22/01363/FUL	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	2 not started	2
Tetbury	Land north of Cirencester Road, GL8 8SA	23/02424/FUL	Erection of buildings to expand an existing care village together with landscaping, parking, access and associated works	63 not started	63
				Total	**125**

6.3. Table 11 identifies nursing and residential care developments that have been delivered since 1 April 2011. The figures are provided as net additional bedspaces.

6.4. In accordance with national guidance[2], local planning authorities need to count housing provided for older people, including communal residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

6.5. For communal residential care institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data[3]. This identifies the average number of adults living in households is 1.9 adults per household, which is the relevant conversion ratio for nursing and residential bedspaces in Cotswold District. This means that one dwelling is released to the housing market for every 1.9 nursing or residential bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[4], updated in December 2024.

Table 11 – Nursing and residential care unit completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Bourton-on-the-Water	Highways Depot, Bourton Industrial Estate, Meadow Way, GL54 2EP	09/00260/FUL	Development of a new 75 bed residential care home with associated car parking	Completed 2011/12	75	39

[2] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[3] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[4] Housing Delivery Test measurement rule book - GOV.UK: Section 3

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Bourton-on-the-Water	Salmonsbury House, Station Road, GL54 2BQ	14/00654/FUL	Demolition of residential care home and construction of a new food store with car park and new access	Completed 2012/13	-40	-21
Stow-on-the-Wold	Ashton House, Union Street, GL54 1BU	14/02444/FUL	Demolition of former care home and redevelopment of site with 20 dwellings including garages and associated infrastructure	Completed 2012/13	-43	-23
Tetbury	Abbeyfield, 1 London Road, GL8 8JQ	14/05450/FUL	Change of use from Care Home (Class C2 Use) to 8 single bedroom flats	Completed 2014/15	-12	-6
Tetbury	The Priory Nursing Home, The Chipping, GL8 8ET	17/05083/FUL	Internal and external alterations and change of use to provide 6 residential dwellings	Completed 2015/16	-30	-16
South Cerney	Land at Lake 7, Spine Road East	14/04636/FUL	Erection of a 64 bed Dementia Care Home with associated access, car parking and landscaping	Completed 2016/17	64	34
Cirencester	Stratton Place, 42 Gloucester Road, Stratton	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	Completed 2017/18	72	38
Stow-on-the-Wold	Land north of Tesco	13/05360/OUT	Development of 44 extra care apartments and green open space (outline application with access to be determined) and the construction of a 48 bed dementia care	Completed 2019/20	48	25

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
			home with associated access, car parking and landscaping (full application with all details to be determined)			
Tetbury	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)	12/01792/OUT and 16/02483/REM	Erection of a 64 bed care home (Reserved Matters details relating to Access, Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 12/01792/OUT)	Completed 2019/20	64	34
Fairford	Hyperion House, London Street	15/03666/FUL	Partial demolition and erection of extension to care home to create 31 bedrooms with refurbishment of the existing building and bedrooms to create a 67 resident care home	Completed 2021/22	31	16
Moreton-in-Marsh	Land to the rear of Aldi, Stow Road	18/02083/FUL	Construction of a 60-bed care home (Class C2) with associated car parking and landscaping	Completed 2023/24	60	32
Tetbury	Kingsley House, Gumstool Hill, GL8 8DG	22/01074/FUL	Erection of two-storey rear extension above an existing single storey building of Nursing Care Home	Completed 2023/24	8	4
				Total	**297**	**156**

6.6. Table 12 identifies that there are no nursing and residential care development commitments as of 1 April 2025.

Table 12 – Nursing and residential unit commitments at 1 April 2025 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

6.7. Policy H4 of the adopted Local Plan identifies a need for 665 Sheltered and extracare housing units (dwellings) and 580 nursing and residential units (bed spaces), which applies from April 2017. Table 13 summaries the District's progress towards delivering these needs.

Table 13 – Net additional dwellings designed for the elderly

	Local Plan requirement	Completed in 2017/18	Completed in 2018/19	Completed in 2019/20	Completed in 2020/21	Completed in 2021/22	Completed in 2022/23	Completed in 2023/24	Completed in 2024/25	Commitments as of 1 April 2025	Remaining requirement
Sheltered and extracare housing units (dwellings)	665	115	112	–	30	86	73	61	-1	121	**64**
Nursing and residential units (bed spaces)	580	72	–	112	–	31	–	68	–	–	**297**
Other types of specialist residential accommodation	N/A	–	–	–	–	–	–	–	–	–	**–**

7. Student Accommodation

7.1. There are believed to have been no purpose built student dwellings delivered in Cotswold District since 1 April 2011, other than houses in multiple occupation built through permitted development rights and which have not needed planning permission. However, Table 14 identifies committed purpose built student accommodation dwellings at 1 April 2025. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 14 – Purpose built student accommodation commitments at 1 April 2025 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
Cirencester	Brewery Court	14/01529/FUL	Mixed use development comprising a four screen cinema, student accommodation, restaurants and cafes, shops and refurbished public realm, including the provision of a new substation and new public toilets, both replacing existing structures	Not started (development has stalled)	110
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and	Not started	100

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
			A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road		
				Total	**215**

7.2. Table 15 identifies purpose built communal student accommodation bedrooms that have been completed since 1 April 2011. The figures are provided as net additional bedspaces.

7.3. In accordance with national guidance[5], local planning authorities need to count student communal accommodation, such as halls of residence in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

7.4. The Census data that identifies the average number of students living in student only accommodation is 2.4 adults per household, which is the relevant conversion ratio for student accommodation in Cotswold District. This means that one dwelling is released to the housing market for every 2.4 student communal accommodation bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[6], updated in December 2024.

[5] PPG: Housing supply and delivery: Paragraph: 034 Reference ID: 68-034-20190722; Revision date: 22 July 2019
[6] Housing Delivery Test measurement rule book - GOV.UK: Section 3

Table 15 – Purpose built student accommodation completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	07/00874/FUL	Demolition of existing buildings and erection of new buildings and extensions to provide reception, therapy, residential and educational accommodation. Formation of new access, service road and parking areas (note: the permission was for 40 bedrooms in three single storey blocks, but only one block of 10 was built)	Completed 2011/12	10	4
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	11/01355/FUL	Alterations and extension to Lake House to provide student accommodation	Completed 2011/12	5	2
Cirencester	Royal Agricultural College, Stroud Road, GL7 6JS	10/02387/FUL	Construction of a new student accommodation building providing bedrooms and construction of new lecture rooms and offices	Completed 2012/13	34	14
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	17/03353/FUL	Proposed Construction of an Outdoor Learning and Activities Classroom and associated works; Conversion of Cotswold Block, day centre building, to Bedroom Accommodation	Completed 2018/19	7	3

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Preston	Preston House, GL7 5PR	18/01316/FUL	Conversion of the existing annexe currently used as student accommodation into additional accommodation for the main dwelling	Completed 2018/19	-1	0
Tetbury	Close Farm, Bath Road, GL8 8PH	22/00360/FUL	Change of use and conversion from office to 5no. student accommodation	Not started	5	4
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	21/01606/FUL	The construction of day student facility, a student residential accommodation block, an extension to existing building to provide an annex containing student residential accommodation, an additional office building, car parking facility, provision of external recreational and communal space, provision of hard and soft landscaping and associated infrastructure	Not started	19	8
				Total	**83**	**35**

7.5. Table 16 identifies committed purpose built student accommodation bedrooms at 1 April 2025. A figure is again provided for the amount of accommodation (dwellings) that new student bedrooms release in the wider housing market.

Table 16 – Purpose built student accommodation commitments at 1 April 2025 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

8. Dwelling Completions in 2024/25

8.1. Table 17 lists the completed dwellings in Cotswold District for the 2024/25 monitoring year by individual sites.

Table 17 – Net dwelling completions by individual sites

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Ampney Crucis	3351	18/02060/FUL	Barnes Croft, School Lane, GL7 5SD	Replacement dwelling	BF	0.11	9	1	0	0	1	0	**1**
Ashley	23/00226	23/00226/FUL	12 & 13A, Culkerton, GL8 8SS	Erection of single-storey extension to east, two-storey extension to west, conversion of two dwellings to form one, and associated works	BF	0.18	6	1	0	0	1	2	**-1**
Avening	7589	19/00276/FUL	Block G Longfords Mill	External alterations and conversion of Block G to 8 residential flats (4x1, 2x2 & 2x3 beds) with associated parking, landscaping and other works	BF	0.17	47	8	0	0	8	0	**8**
Avening	23/03218	23/03218/FUL	Pimbury Park, GL8 8SF	Erection of replacement house with garage, pool house and outdoor swimming pool, and associated parking and access, following partial demolition of existing house and demolition of existing outbuildings	BF	0.84	1	1	0	1	0	1	**-1**
Bagendon	21/03226	21/03226/FUL	Toft Cottage, Cheltenham Road, GL7 7BL	Erection of replacement dwelling with garage and office	BF	0.97	1	1	0	0	1	1	**0**
Barnsley	3575	14/04384/FUL	Mower Shed and Wood	Conversion of existing storage buildings to 3 dwellings	BF	0.04	75	3	0	0	3	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			Store, Barnsley Park Estate										
Barnsley	21/02092	21/02092/FUL	Barnsley Park House, Barnsley Park, GL7 5EG	Conversion of stable to a dwelling	BF	0.01	100	1	0	0	1	0	**1**
Baunton	20/02848	20/02848/FUL	Land north east of 2 Mill View	Conversion and Extension of Stone Stables to form one dwelling	GF	0.12	8	1	0	0	1	0	**1**
Birdlip	24/00936	24/00936/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	1	0	1	0	1	**-1**
Bledington	22/02336	22/02336/FUL	Pippin, Stow Road	Demolition of dwelling and outbuildings, and the erection of two detached dwellings, outbuilding, and the formation of access and associated landscaping	BF	0.2	10	2	0	2	0	1	**-1**
Blockley	9695	21/00970/FUL	Dutch Barns at Bank Farm, Paxford	Change of use and alteration of agricultural building to form single dwelling	GF	0.23	4	1	0	0	1	0	**1**
Blockley	23/04008	23/04008/FUL	The Old Chequer, Draycott, GL56 9LB	Conversion of single dwelling to form two dwellings	BF	0.27	7	2	0	0	2	1	**1**
Blockley	24/00139	24/00139/FUL	The Surgery, Greenway Road, GL56 9BS	Change of use of former doctor`s surgery to residential dwellinghouse with associated works	BF	0.05	20	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Blockley	24/00892	24/00892/FUL	Sheafhouse Cottage, Draycott Road, GL56 9DY	Sub division of existing house and annex into 2 no. self contained dwellings with associated works	BF	0.04	25	1	0	0	1	0	**1**
Bourton-on-the-Water	3304	21/01547/REM	Land parcel to the south of Windrush Edge, Marshmouth Lane	Erection of two detached dwellings, garages and associated works (Reserved Matters application)	BF	0.38	5	2	0	0	2	0	**2**
Bourton-on-the-Water	5101	23/01509/FUL	Former Ebley Tyre and Auto Services Site, Lansdowne, GL54 2AR	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. flats), residential garage/store, with associated works (revision to design of 22/00133/FUL)	BF	0.29	10	3	2	0	1	0	**1**
Bourton-on-the-Water	21/03002	21/03002/FUL	Wayside, Marshmouth Lane, GL54 2EE	Erection of 1no. self-build dwelling and garage following demolition of existing dwelling	BF	0.1	10	1	0	0	1	0	**1**
Bourton-on-the-Water	23/00040	23/00040/FUL	Lower Marsh Farm, Marshmouth Lane, GL54 2EE	Demolition of Lower Marsh Farmhouse and existing outbuildings; demolition of existing collection of farm buildings to the south of the farmhouse. Erection of a new complex of farm buildings and a new farmhouse, along with landscape enhancements, including the creation of new woodland	BF	0.91	1	1	0	0	1	1	**0**
Bourton-on-the-Water	23/01139	23/01139/FUL	The Coach House of the Dower House,	Change of use of Coach House	BF	0.55	2	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			High Street, GL54 2AP										
Bourton-on-the-Water	25/00172	25/00172/FUL	Whiteshoots Cottage, Whiteshoots Hill, GL54 2LE	Retrospective conversion of remainder of existing converted barn to an independent residential unit and refurbishment of studio into an independent residential unit	BF	0.28	7	2	1	0	1	0	**1**
Boxwell with Leighterton	24/02879	24/02879/CLEUD	Hillside Farm, GL8 8UR	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for conversion of a proportion of an agricultural barn to a single dwelling (Use Class C3)	GF	0.032	31	1	0	0	1	0	**1**
Broadwell	22/01275	23/02341/FUL	North Rye House, Donnington, GL56 0XU	Demolition of existing dwelling and erection of a replacement dwelling with associated leisure building	BF	3.29	0	1	0	1	0	1	**-1**
Broadwell	24/00099	24/00099/CLEUD	Sydenham Meadows	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 to ascertain commencement of development of planning permission CD.7320/A/AP (Erection of residential dwelling and garage)	GF	0.06	17	1	0	0	1	0	**1**
Broadwell	24/00254	24/00254/FUL	Sydenham Farm Cottage and Barn, Sydenham Farm	Erection of a replacement dwellinghouse with integral garage, annex and associated works following the demolition of existing established cottage, and barn benefiting from extant permission for residential	BF	0.38	3	1	0	1	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				conversion under reference 22/03811/FUL									
Chedworth	6345	19/03964/FUL	Umona, Fields Road, GL54 4NQ	Demolition of existing dwelling and double garage and erection of three dwellings with garages	BF	0.27	11	3	0	0	1	0	**1**
Chedworth	21/02254	14/05373/FUL	The Vineyard (previously Buttress House), Queen Street, GL54 4AG	Erection of new detached dwelling	BF	0.2	5	1	0	0	1	0	**1**
Chipping Campden	0493	20/01547/FUL	Bantam Tearooms, High Street, GL55 6HB	Erection of a single new dwelling at the rear of Bantam Tea Rooms	BF	0.04	25	1	0	0	1	0	**1**
Chipping Campden	1769.2	21/00034/FUL	Fillet & Bone, High Street, GL55 6AT	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe, Kitchen and Office	BF	0.05	40	2	0	1	1	0	**1**
Chipping Campden	22/01483	22/01483/FUL	Cherry Trees, 4 Lavender Drive, GL55 6EX	Sub-division of existing single dwelling to form two dwellings and associated works including erection of 2 carports	BF	0.23	9	2	0	0	2	0	**2**
Chipping Campden	22/01702	22/01702/FUL	Sharcomb Furlong, Broad Campden, GL55 6UR	Erection of dwelling and associated works	GF	0.18	6	1	0	0	1	0	**1**
Cirencester	0190.4	21/01509/FUL	The Coach House, Gloucester	Conversion of office space into 4 flats	BF	0.02	200	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			House, 60 Dyer Street, GL7 2PT										
Cirencester	0351	19/04687/FUL	Green Sleeves, Baunton Lane, GL7 2LN	New dwelling (Resubmission of 19/01625/FUL)	GF	0.2	5	1	0	0	1	0	**1**
Cirencester	3881	16/01432/FUL	C J L Garage, Albion Street, Stratton, GL7 2HT	Demolition of existing garage and construction of 2 x 1.5 storey dwellings with parking and amenity space	BF	0.01	200	2	0	0	2	0	**2**
Cirencester	9150.1	20/04343/REM	The Steadings Development Phase 1A, Chesterton, Wilkinson Road	Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to	GF	3.21	21	68	0	0	41	0	**41**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping									
Cirencester	20/04105	20/04105/FUL	3 Cecily Hill, GL7 2EF	Proposed conversion of domestic outbuildings to form 3 no. dwellings (Class C3)	BF	0.03	100	3	0	0	3	0	**3**
Cirencester	21/02422	21/02422/FUL	Ermin House, 68 Cricklade Street, GL7 1JN	Conversion of two flats into one house with rear extension	BF	0.02	50	1	0	0	1	0	**1**
Cirencester	22/01310	22/01310/FUL	1 Meadow Road, GL7 1YA	Demolition of existing garage and erection of dwelling, first-floor gable roof extension to existing dwelling and associated works	BF	0.09	11	1	0	0	1	0	**1**
Cirencester	22/02888	22/02888/FUL	The Mead House, 18 - 20 Thomas Street, GL7 2AX	Change of use from offices (Class E) to 2no. residential dwellings (Class C3) and associated internal alterations	BF	0.23	9	2	0	1	1	0	**1**
Cirencester	23/00955	23/00955/FUL	The Cotswold Club, Watermoor Road, GL7 1LF	Change of use from private social club to dwelling, and associated works	BF	0.14	7	1	0	0	1	0	**1**
Cirencester	23/01526	23/01526/FUL	29B Gloucester Road, Stratton, GL7 2LF	Demolition of existing bungalow and construction of 2no. dwellings	BF	0.34	6	2	0	0	2	1	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Cirencester	23/02877	23/02877/FUL	Sewell House, 45 Chesterton Lane, GL7 1XJ	Change of use from sheltered housing for 6 people to 1no. residential dwelling	BF	0.08	13	1	0	0	1	1	**0**
Cirencester	24/01824	24/01824/FUL	1-3 Dollar Street and 1 Coxwell Street, GL7 2AJ	Erection of single storey rear extension. Change of use and conversion of existing buildings to create a new dwelling and additional residential floor space	BF	0.05	40	2	0	2	0	1	**-1**
Coberley	6991.1	18/01615/FUL	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	BF	13.5	2	26	0	5	5	0	**5**
Coberley	21/01606	21/01606/FUL	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	The construction of day student facility, a student residential accommodation block, an extension to existing building to provide an annex containing student residential accommodation, an additional office building, car parking facility, provision of external recreational and communal space, provision of hard and soft landscaping and associated infrastructure	BF	1.67	4	7	0	0	7	0	**7**
Coln St Aldwyn	22/03008	22/03008/FUL	The Old School, Church Lane, GL7 5AG	Conversion of 2no. dwellings to form one dwelling, erection of extensions and associated works.	BF	0.13	8	1	0	0	1	2	**-1**
Coln St Dennis	3547	19/04394/FUL	The Rudges and South Hill, GL54 3JU	Demolition of South Hill and associated outbuildings/structures, the demolition of modern extensions to The Rudges and associated tennis court, removal of the southern vehicular access and	BF	0.93	0	0	0	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				driveway to The Rudges and the construction of a partially subterranean extension and alterations to The Rudges, a swimming pool, new Cotswold stone walls to the boundary and associated hard and soft landscaping									
Cowley	6911	21/04749/FUL	Willow House, GL53 9NJ	Demolition of existing 2 storey dwelling along with associated detached garage, and erection of replacement 2 storey dwelling with integral garage	BF	0.28	4	1	0	0	1	0	**1**
Didmarton	1489	21/02124/REM	Park Wood Farm, Saddlewood, GL8 8FP	Reserved matters relating to access, appearance, layout and scale for the self-contained staff accommodation at Park Wood Farm	GF	0.05	20	1	0	0	1	0	**1**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	13	44	0	40	4	0	**4**
Down Ampney	22/03992	22/03992/FUL	Dukes Field, Land to the south of the Pheasantry, Oak Road	Erection of 10 dwellings with associated accesses, landscaping and infrastructure (amendment to 21/00949/FUL)	GF	0.88	11	10	0	2	8	0	**8**
Down Ampney	23/03388	23/03388/CLOPUD	Rook Tree Farm, 31 Down Ampney, GL7 5QT	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for internal alterations and the	BF	0.58	2	1	0	1	0	2	**-2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				amalgamation of two dwellings to form a single dwelling									
Duntisbourne Rouse	23/01825	23/01825/FUL	Upper Rectory Farm, Daglingworth, GL7 7HY	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	BF	1.97	1	1	0	1	0	2	**-2**
Ebrington	9447	17/04410/FUL	Field Barn, Hodcote Boyce	Proposed barn conversion to dwellinghouse, alterations to access track (revised scheme) Proposed barn conversion to dwelling, replacement roof and proposed extension	GF	1.43	1	1	0	0	1	0	**1**
Ebrington	21/01068	21/04449/REM	Plum Tree Farm, Hidcote Road, GL55 6LH	Erection of an agricultural worker`s dwelling (Reserved Matters application)	GF	0.07	14	1	0	0	1	0	**1**
Fairford	3246	15/02817/FUL	Land at Waiten Hill Farm, Coronation Street	Residential development comprising the erection of five dwellings	GF	0.23	22	5	0	0	5	0	**5**
Fairford	3910	19/01428/FUL	Rhymes Barn Farm, Rhymes Lane, GL7 4BU	Conversion of barn and outbuildings into three dwellings. Demolition of tractor shed and its replacement with car port and accommodation over (part retrospective)	GF	0.14	21	3	0	0	3	0	**3**
Hazelton	21/02125	21/02125/FUL	Dutch Barn	Conversion of barn to a dwelling and associated works	GF	0.09	11	1	0	0	1	0	**1**
Hazelton	24/01265	24/01265/CLEUD	Priory Farm, GL54 4DX	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990	GF	0.02	50	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
				for the use of land for the stationing of a mobile home for residential occupancy									
Kempsford	19/01715	19/01715/FUL	Cross Tree Crescent & Oakley Flats, High Street	Demolition of 14 no. existing houses, 12 no. flats and 3 blocks of lock up garages and construction of 27 no. new affordable 1, 2 and 3 bedroom houses and 2 bedroom bungalows, together with associated access road, external works and landscaping	BF	0.65	42	27	0	0	17	0	**17**
Kempsford	23/00054	23/00054/FUL	Stable Cottage Ground Floor, Church Farm, Whelford	Conversion of ground floor of Stable Cottage to residential use ancillary to Church Farm	BF	0.05	20	1	0	0	1	0	**1**
Kingscote	23/03142	20/04502/FUL	Walnut Farm, Bagpath, GL8 8YQ	Change of use from annexed accommodation to independent dwelling (Retrospective)	BF	0.162	6	1	0	0	1	0	**1**
Lechlade	1203.2	21/04294/AGRPAN	Jacobs Farm, Hambidge Lane, GL7 3EB	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q - Change of use of agricultural building to a single dwelling	GF	0.03	33	1	0	0	1	0	**1**
Lechlade	22/00324	22/00324/FUL	Land (E) 421220 (N) 199464, Fairford Road, Downington	Erection of 1 no. detached dwelling together with associated ancillary development	BF	0.16	6	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Lechlade	24/02580	24/02580/FUL	Flat, Magnet House, High Street, GL7 3AE	Change of use from residential to office	BF	0.01	0	0	0	0	0	1	**-1**
Little Rissington	19/03003	21/04639/REM	Orchard Cottage, GL54 2ND	Erection of four dwellings and associated infrastructure (Reserved Matters application)	GF	0.2	20	4	0	0	4	0	**4**
Long Newton	21/03629	21/03629/FUL	Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of farmhouse (western dwelling); the demolition of the modern elements and the erection of an extension to the older part of the existing cottage (eastern dwelling): conversion of Cart Barn to be used for home offices and other ancillary rooms; renovation of Stables and erection of replacement dwelling; demolition and relocation of Agricultural building; the installation of a ground sited solar array; and associated works including drainage engineering	BF	2.09	0	1	0	1	0	1	**-1**
Longborough	4353	21/02068/FUL	Upper Town House, Moreton Road, GL56 0QQ	Demolition of bungalow and construction of 6No. houses and associated access alterations	GF	2.36	3	6	0	6	0	1	**-1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings, open space, and landscaping (Reserved Matters application)	GF	7.17	9	67	0	17	32	0	**32**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access, landscaping, drainage and public open space (phased development of 146 dwellings in phase 1, 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	15	250	99	90	61	0	**61**
Moreton-in-Marsh	22/03871	23/01943/FUL	15 High Street, GL56 0AH	Change of use and conversion of first floor from retail storage space to 2 no. apartments (Use Class C3), erection of first floor extension to provide entrance link to apartments, re-roofing of existing building and installation of roof lights	BF	0.02	100	2	0	0	2	0	**2**
Naunton	9557	20/03927/FUL	Longford Barn, Summerhill Lane	Conversion of Longford Barn and ancillary buildings into single dwelling	GF	0.55	2	1	0	0	1	0	**1**
North Cerney	21/01199	21/01199/FUL	Perrotts Brook House, Perrotts Brook, GL7 7BS	Subdivision of Perrotts Brook House to form 2no. dwellings	BF	0.01	200	2	0	0	2	1	**1**
Northleach with Eastington	24/02832	24/02832/CLEUD	21 Fortey Road, GL54 3HN	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the continued use of 21 and 21a Fortey Road as two separate dwelling houses	BF	0.055	18	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Oddington	4167	20/04549/FUL	Land west of Brans Cottage, Brans Lane, GL56 0XQ	Erection of a dwelling and associated works	GF	0.48	2	1	0	0	1	0	**1**
Oddington	23/02283	23/02283/FUL	Gardners Cottage, Back Lane, GL56 0XL	Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works	BF	0.06	17	1	0	1	0	1	**-1**
Preston	0141.1	20/04407/FUL	Forty Farm, GL7 5PP	Erection of 3 No dwellings to replace existing barns and associated works	GF	0.06	50	3	0	0	3	0	**3**
Preston	0141.2	18/02170/FUL	Forty Farm, GL7 5PP	Conversion of barn and outbuildings into two dwellings	GF	0.17 35	12	2	0	0	2	0	**2**
Preston	0141.3	19/02806/FUL	Forty Farm, GL7 5PP	Conversion of stone threshing barn and attached cow byre into two dwellings and erection of a detached open fronted car port replacing Dutch barn	GF	0.16	13	2	0	0	2	0	**2**
Quenington	21/04000	21/04000/FUL	Parsonage Barn, Donkeywell Farm, Poulton Road	Conversion of agricultural barn to residential dwelling and erection of associated garage/store with associated works	GF	0.41	2	1	0	0	1	0	**1**
Sezincote	9732	19/02296/FUL	The Piggeries and other Outbuildings at Home Farm, GL56 9AW	Change of use of outbuildings and surrounding land into residential use, including external alterations to create 4 dwellings, amenity areas, car parking, a bin store and boiler room, and storage buildings. Demolition of two redundant agricultural buildings	GF	0.73	5	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Sherborne	9694	21/02940/FUL	Mill Hill Farm, GL54 3DN	Conversion of existing barns to create one independent dwelling and ancillary staff accommodation, re-roofing of barns together with alterations to the existing dwelling and barns and associated works	GF	0.74	1	1	0	0	1	0	**1**
Shipton Moynes	23/01761	23/01761/FUL	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	BF	0.12	8	1	0	1	0	1	**-1**
Siddington	22/03538	22/03538/FUL	88 Siddington Road, GL7 1PF	Erection of semi-detached 4 no. bed dwelling adjoining existing dwelling and erection of two-storey rear extension and single-storey front porch to existing dwelling	BF	0.07	14	1	0	0	1	0	**1**
South Cerney	2360.2	19/02159/FUL	Windfalls, Silver Street, GL7 5TP	Conversion and extension of existing garage/stable block to separate residential unit (revised scheme)	BF	0.33	3	1	0	0	1	0	**1**
South Cerney	21/03890	21/03890/FUL	Atkyns Manor, Church Lane, GL7 5TT	Demolition of outbuildings and erection of two storey dwelling and associated works	BF	0.11	9	1	0	0	1	0	**1**
South Cerney	23/00854	23/00854/FUL	Cedars, Cerney Wick, GL7 5QH	Demolish existing bungalow and outbuildings, erect new replacement dwelling and garage	BF	0.07	14	1	0	0	1	0	**1**
Southrop	3176.2	22/00418/FUL	Fraser House, Wadham Close, GL7 3NR	Change of use from an office to a single private dwelling	BF	0.09	11	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Stow-on-the-Wold	22/00687	22/00687/FUL	65 King Georges Field, GL54 1AT	Erection of 2.5 storey dwelling with associated parking, alterations to the parking arrangement associated with the existing dwelling	GF	0.05	20	1	0	0	1	0	**1**
Stow-on-the-Wold	23/00822	23/00822/FUL	Barclays Bank Plc Barclays, Bank House, The Square, GL54 1BQ	Conversion & Renovation of former Barclays Bank to form Ground Floor Retail and Office premises together with 3no. First & Second Floor Residential Letting Apartments	BF	0.05	60	3	0	0	3	0	**3**
Stow-on-the-Wold	24/02217	24/02217/FUL	9 Park Street, GL54 1AQ	Change of use of a Bed & Breakfast (Use Class C1) for the creation of 1no. residential dwelling (Use Class C3)	BF	0.02	50	1	0	0	1	0	**1**
Swell	23/03799	23/03799/LBC	Sunnyside and St Georges Cottage, GL54 1LG	Internal and external refurbishment to join two cottages to form a single dwelling with ancillary self-contained annex. Internal works to create door opening between cottages and associated alterations to layout. External works include re-roofing, repairs to chimney, refurbishment and replacement windows and doors. Removal of garden wall between cottages. Replacement lean-to loggia. Replacement garage doors and internal alteration to form garden room. Erection of greenhouse to garage	BF	0.17	6	1	0	0	1	2	**-1**
Todenham	9055.1	16/01534/FUL	Glebe Farm, Wolford Road, GL56 9NZ	Replacement of existing residential unit with a new equestrian worker`s dwelling and relocation of existing barn, pole barn and menage	BF	1.26	1	1	0	0	1	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Todenham	23/00916	23/00916/AGRPAN	New Road Farm, GL56 9PN	Prior approval for the change of use of an agricultural building to 1no. dwellinghouse and associated operational development	GF	0.04	25	1	0	0	1	0	**1**
Turkdean	20/02718	20/02718/FUL	Chalkhill Barn	Creation of a dwelling through conversion of existing barn with parking, amenity space, landscaping and associated works	GF	0.45	2	1	0	0	1	0	**1**
Westcote	1019.2	21/02632/FUL	The Quarry, Nether Westcote, OX7 6SD	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	BF	0.35	11	4	0	2	2	0	**2**
Westcote	4564.1	19/03873/FUL	Wallground, Nether Westcote, OX7 6SD	Proposed single dwelling	BF	0.07	14	1	0	0	1	0	**1**
Westcote	24/01453	24/01453/FUL	Downcroft, Church Westcote, OX7 6SL	Demolition of existing dwelling and erection of a self-build replacement dwelling with associated landscaping and access alterations	BF	0.97	1	1	0	1	0	1	**-1**
Wick Rissington	21/03104	21/03104/FUL	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	BF	1.11	1	1	0	1	0	1	**-1**
Willersey	23/03426	23/03426/FUL	The Meeting Place, Church Street, WR12 7PN	Proposed change of use from commercial use (Class E) (Cafe) to residential (Class C3), to create a 1 bedroom dwelling	BF	0.02	50	1	0	0	1	0	**1**
Withington	21/01145	23/00088/FUL	Meadowside (Land adjacent	Creation of 5 residential dwellings (part change of use and part demolition and redevelopment)	BF	0.3	17	5	0	0	5	0	**5**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site area (ha)	Density (dwelling / Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			to Willowside Farm)										
											295	**31**	**264**

9. Dwelling Commitments at 1 April 2025

9.1. Table 18 lists committed dwellings at 1 April 2025.

* = the Council has resolved to permit the application subject to the completion of a Section 106 Agreement or the resolution of another matter.

Table 18 – Net commitments

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Adlestrop	23/02976	23/02976/FUL	Manor Farm House, Schoolers Lane, GL56 0YW	Internal and external alterations to the main house including the demolition of a single-storey extension and the erection of a new single-storey extension, amendments to layout and fenestration. Repair and fit out existing ancillary cottage. Conversion of part of the existing barns to create ancillary accommodation. Landscape works including the installation of a new pool and relocation of car parking	BF	0.2	5	1	0	0	1	0	**1**
Ampney Crucis	0302.3	21/03554/AGRPAN	Crucis Park Farm, Barnsley Road, GL7 5DX	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for change of use of an agricultural building to create two dwellinghouses along with proposed building operations	GF	0.07	29	2	0	2	0	0	**2**
Ampney Crucis	3842	20/02591/FUL	Grain Store and Grain Dryer, Back Lane	Demolition of agricultural buildings and the construction of three new dwellings	GF	0.23	13	3	2	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Ampney Crucis	5121.2	20/02285/FUL	Land south of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development.	BF	0.25	12	3	1	0	2	0	**2**
Ampney Crucis	22/01513	22/01513/FUL	Land south of Back Lane	Construction of a single dwellinghouse	GF	0.08	13	1	0	1	0	0	**1**
Ampney Crucis	24/00369	24/00369/FUL	Little Acre Hilcot End Ampney Crucis Cirencester Gloucestershire GL7 5HG	Erection of replacement dwelling, detached garage, swimming pool and associated landscaping works	BF	0.22	5	1	0	0	1	1	**0**
Ampney St Mary	24/02495	24/02495/FUL	Quarry Farm, GL7 5SR	Change of use of land from agricultural to residential and conversion of outbuilding to 1no. dwelling with Solar PV panels	GF	0.214	5	1	0	0	1	0	**1**
Ampney St Peter	23/03345	23/03345/FUL	Pound Cottage GL7 5SJ	Erection of single storey extension to garage and alterations to form an annex	BF	0.08	13	1	0	1	0	0	**1**
Andoversford	0995	16/00433/FUL	Whilaway, Garricks Head, GL54 4LQ	Demolition of existing dwelling and erection of a replacement dwelling	BF	0.26	4	1	0	0	1	1	**0**
Andoversford	1176	19/03186/FUL	Windsmeet, Garricks Head, GL54 4LH	Conversion of outbuilding into a single dwelling	BF	0.04	25	1	0	0	1	0	**1**
Andoversford	22/01742	23/01529/FUL	Sunnyside, Gloucester Road, GL54 4HR	Erection of a detached bungalow with associated landscaping and parking; removal of dormer from existing bungalow (Resubmission)	GF	0.16	6	1	0	1	0	0	**1**
Avening	5915	20/01140/FUL	Pimbury Park, GL8 8SF	Change of use to equestrian, erection of stable block and replacement dwelling (Revised scheme to permission reference	BF	17.2	0	1	0	0	1	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				18/04145/FUL to alter design of dwelling, garage and stable block)									
Avening	19/00725	20/02653/REM	Tetbury Hill House, Tetbury Hill, GL8 8LZ	Reserved Matters pursuant to outline permission 19/00725/OUT (Outline application for the construction of two dwellings with access, layout and scale to be determined) to include details relating to appearance and landscaping	GF	0.17	12	2	0	0	2	0	**2**
Avening	21/02281	21/02281/FUL	Land Parcel Easting 387517 Northing 198301, Woodstock Lane	Conversion of agricultural barn into dwelling	GF	0.34	3	1	0	0	1	0	**1**
Avening	21/02282	21/02282/FUL	Plum Patch Cottage, 7 Star Lane, GL8 8NT	Construction of a 2 bedroom earth sheltered dwelling for ancillary use to dwelling	GF	0.12	8	1	0	1	0	0	**1**
Avening	21/03751	21/03751/FUL	Land to the rear of 12A Star Lane, GL8 8NT	Erection of a residential dwelling	GF	0.18	6	1	0	1	0	0	**1**
Avening	22/00926	22/00926/FUL	Longtree Barn, Tetbury Road, GL8 8LT	Conversion of a Dutch barn into 1 no. dwelling	GF	0.05	20	1	0	1	0	0	**1**
Avening	22/03666	22/03666/FUL	Old Quarries, Rectory Lane, GL8 8NJ	Change of use of existing buildings from residential institution (C2 use) to residential (C3 use) including demolition of modern extensions, internal alterations and extensions, demolition of modern institutional buildings and replacement with new dwellings	BF	2.98	4	11	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Avening	22/03666	22/03666/FUL	Old Quarries, Rectory Lane, GL8 8NJ	Change of use of existing buildings from residential institution (C2 use) to residential (C3 use) including demolition of modern extensions, internal alterations and extensions, demolition of modern institutional buildings and replacement with new dwellings	BF	2.98	4	11	0	10	0	0	**10**
Avening	23/00352	23/00352/FUL	7 Woodstock Lane, GL8 8NG	Demolition and replacement of existing dwelling and outbuildings and associated landscaping and works	BF	0.11	9	1	0	1	0	1	**0**
Avening	23/03218	23/03218/FUL	Pimbury Park, GL8 8SF	Erection of replacement house with garage, pool house and outdoor swimming pool, and associated parking and access, following partial demolition of existing house and demolition of existing outbuildings	BF	0.84	1	1	0	0	1	0	**1**
Avening	24/02542	24/02542/FUL	Church Farm, Point Road, GL8 8ND	Conversion of a cart shed/garage (with granary over) into residential ancillary accommodation. Works to existing outdoor WC	BF	0.805	1	1	0	1	0	0	**1**
Bagendon	2339.2	21/03371/FUL	Lyncroft Farm, GL7 7BW	Erection of one dwelling and double garage	GF	0.15	7	1	0	0	1	0	**1**
Bagendon	22/03367	22/03367/FUL	Former Calf Barn, Moor Wood, Woodmancote	Conversion and change of use of a Calf Barn to a residential dwelling and associated works	GF	0.06	17	1	0	1	0	0	**1**
Bagendon	23/01579	23/01579/FUL	Springfield Farm Units, Perrotts Brook	Erection of 2 no. dwellings with integral garages and associated ancillary development including new vehicular access onto Welsh Way	GF	0.17	12	2	0	2	0	0	**2**

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Bagendon	23/02473	23/02473/FUL	Lyncroft South, Perrotts Brook Bagendon, GL7 7BW	Erection of a single dwelling with detached garage	GF	0.24	4	1	0	0	1	0	**1**
Bagendon	24/02907	24/02907/FUL	Home Farm Barn, Upper End, GL7 7DU	Conversion of buildings to form residential annexe to Home Farm Barn	BF	0.07	14	1	0	1	0	0	**1**
Barnsley	22/01857	22/01857/FUL	Pumping House about 360 metres east of Barnsley Park	Alterations and conversion of existing building for the creation of a dwelling and associated works	BF	0.414	2	1	0	0	1	0	**1**
Barrington	21/02858	21/02858/FUL	Barrington Downs Farm, Barrington Downs, GL54 3PT	Change of use of agricultural buildings to create 1no. residential dwelling and erection of bat roost at secondary site	GF	6.02	0	1	0	0	1	0	**1**
Barrington	24/01719	24/01719/FUL	The Glebe Barn, OX18 4US	Conversion of office building to dwelling with associated works	BF	0.12	8	1	0	0	1	0	**1**
Barrington	24/01730	24/01730/FUL	The Old School, OX18 4UR	Conversion of School and associated building to two dwellings, with associated works	BF	0.12	17	2	0	2	0	0	**2**
Batsford	22/00233	22/00233/FUL	Home Farm, GL56 9QA	Change of use and alterations to an existing building to form a dwellinghouse and conversion of adjacent buildings to provide ancillary functions	GF	0.6	2	1	0	1	0	0	**1**
Bibury	1336.1	18/02537/FUL	Four Winds Barn, Ablington	Conversion of agricultural building to a dwelling	GF	0.35	3	1	0	0	1	0	**1**
Bibury	22/03124	22/03124/FUL	Bibury Farm House, GL7 5PB	Conversion of 2no. dwellings back to original single dwelling with internal alterations	BF	0.23	4	1	0	1	0	2	**-1**

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Bibury	23/02902	23/02902/FUL	Land and buildings known as Garnes Barn, Ablington	Conversion of existing barns to form 1 No. dwelling house	GF	0.12	8	1	0	1	0	0	**1**
Birdlip	19/01871	19/01871/FUL	High Green Farm, Birdlip, GL4 8JH	Erection of four dwellings, with associated access and landscaping	BF	0.33	12	4	0	0	4	0	**4**
Birdlip	24/00936	24/00936/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	1	0	0	1	0	**1**
Birdlip	24/03860	24/03860/OUT	Land to rear of Fern Cottage, Ermin Way, GL4 8JH	Outline planning application for the erection of one self-build dwellinghouse with all matters reserved except for access	GF	0.1	10	1	0	1	0	0	**1**
Bledington	22/01362	22/01362/FUL	Land at Building north of Micklands Hill Farm, Stow Road	Conversion of a Dutch barn to a residential dwellinghouse and associated works	GF	0.09	11	1	0	1	0	0	**1**
Bledington	22/02336	22/02336/FUL	Pippin, Stow Road	Demolition of dwelling and outbuildings, and the erection of two detached dwellings, outbuilding, and the formation of access and associated landscaping	BF	0.2	10	2	0	0	2	0	**2**
Bledington	23/03476	23/03476/FUL	Wells House, Old Burford Road, OX7 6US	Alterations and conversion of garage into granny annex	BF	0.03	33	1	0	1	0	0	**1**
Bledington	23/03984	23/03984/FUL	Tally-Ho Cottage, Old Burford Road, OX7 6UT	Erection of 2no. dwellings with associated works	GF	0.16	13	2	0	0	2	0	**2**

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Blockley	1638	19/00919/FUL	Ditchford-on-Fosse Cottages, Ditchford, Aston Magna	Replace two cottages with a single residential dwelling	BF	0.1	10	1	0	0	1	0	**1**
Blockley	2553	23/01407/FUL	Haberdashers, Bell Lane, GL56 9ES	Demolition of a single dwelling and erection of 5 dwellings with associated works	BF	0.146	34	5	0	0	5	0	**5**
Blockley	5314	22/00697/FUL	Land at 56 Park Road, GL56 9BZ	Erection of a single dwelling and associated works	GF	0.02	50	1	0	1	0	0	**1**
Blockley	9172	18/00761/FUL	Diggets Barn, Ditchford, Aston Magna	Change of use of barn to 1 no. dwelling including external alterations and associated works	GF	0.05	20	1	0	0	1	0	**1**
Blockley	9668	23/00645/FUL	Mulberry Cottage, Station Road, GL56 9ED	Conversion of disused building to residential dwelling	GF	0.1	10	1	0	1	0	0	**1**
Blockley	22/02524	22/02524/FUL	New Haven, Greenway Road, GL56 9BQ	Erection of a detached replacement dwelling with associated works, including demolition of existing dwelling	BF	0.09	11	1	0	0	1	1	**0**
Blockley	22/03492	22/03492/FUL	Hangmans Hall, Broad Campden, GL55 6UX	Conversion of stables and conversion/part rebuild of cart shed to create 2 farm workers cottages	GF	0.06	33	2	0	2	0	0	**2**
Blockley	23/03217	23/03217/FUL	Land And Stables Northwick Mill Farm Station Road	Change of use of land from equestrian to residential and conversion of existing stables into two dwellings and associated works	BF	0.12	17	2	0	2	0	0	**2**
Blockley	24/00446	24/00446/AGRPAN	Land at Grid Reference 421318 237434, Ditchford, Aston Magna	Notification for prior approval for the proposed change of use of an agricultural building to 2no dwellinghouses (Class C3) and associated operational development	GF	0.39	5	2	0	2	0	0	**2**

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				under The Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b)									
Blockley	24/01046	24/01046/FUL	7 Church View, Aston Magna, GL56 9QJ	Erection of a 3 bed dwelling with 2no. parking spaces	GF	0.02	50	1	0	0	1	0	**1**
Blockley	24/01327	24/01327/FUL	Newitts Farm, Paxford, GL55 6XU	Conversion of existing agricultural building to self-build residential dwelling and erection of ancillary storage outbuilding	GF	0.48	2	1	0	1	0	0	**1**
Blockley	24/01431	24/01431/AGRPAN	Agricultural Building (Barn 2) Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into two residential dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Order 2015	GF	0.05	40	2	0	2	0	0	**2**
Blockley	24/01432	24/01432/AGRPAN	Agricultural Building (Barn 1) Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into a residential dwelling (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Ord	GF	0.05	20	1	0	1	0	0	**1**
Blockley	24/03766	24/03766/FUL	Snugborough Mill, Snugborough Lane, GL56 9DU	Erection of a two-storey garage, studio and annex	GF	0.86	1	1	0	1	0	0	**1**

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Blockley	25/00145	25/00145/PLP	Long Meadow, Paxford, GL55 6XD	Permission in Principle application for erection of a dwelling in garden	GF	0.062	16	1	0	1	0	0	**1**
Bourton-on-the-Hill	20/02734	20/02734/PLP	Land south east of Little Tithe	Construction of up to two dwellings	GF	0.23	9	2	0	2	0	0	**2**
Bourton-on-the-Water	0605.2	17/02474/FUL	Kasvin, Rye Close, GL54 2EA	Replacement dwelling and associated works	BF	0.07	14	1	0	0	1	0	**1**
Bourton-on-the-Water	1576	20/00120/FUL	Kiln Rise, Bourton Hill, GL54 2LF	Erection of a replacement dwelling, detached garage and associated works	BF	0.3	3	1	0	1	0	0	**1**
Bourton-on-the-Water	2610	23/02905/FUL	The Orchard, Gasworks Lane	Construction of one self-build dwelling and ancillary works	GF	0.35	3	1	0	0	1	0	**1**
Bourton-on-the-Water	5101	23/01509/FUL	Former Ebley Tyre and Auto Services Site, Lansdowne, GL54 2AR	Demolition of commercial buildings, change of use to residential, erection of 3no. dwellings (1no. detached dwelling and 2no. flats), residential garage/store, with associated works (revision to design of 22/00133/FUL)	BF	0.29	10	3	1	2	0	0	**2**
Bourton-on-the-Water	20/02397	20/02397/FUL	Malt Cottages, Lansdowne	Erection of 1no. dwelling	GF	0.09	11	1	0	0	1	0	**1**
Bourton-on-the-Water	21/04242	23/00727/TDC	Our Lady Help of Christians Catholic Church, Station Road	Technical Details Consent for demolition of vacant church and erection of five dwellings, together with associated access, parking and landscaping following grant of Permission in Principle (ref: 21/04242/PLP)	BF	0.18	28	5	0	0	5	0	**5**
Bourton-on-the-Water	21/04295	21/04295/FUL	Murillo, Lansdowne, GL54 2AR	Erection of rear extensions and associated works, reversion of 2no dwellings into 1no dwelling	BF	0.01	100	1	0	0	1	0	**1**

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Bourton-on-the-Water	22/04242	22/04242/FUL	Tagmoor Hollow, Marshmouth Lane, GL54 2EE	Demolition of existing dwelling and residential outbuildings and erection of a replacement farmhouse	BF	0.4	3	1	0	1	0	1	**0**
Bourton-on-the-Water	22/04359	24/03279/REM	2 Moore Road, GL54 2AZ	Erection of a one-bedroom, one-storey bungalow (Reserved Matters application)	GF	0.1	10	1	0	1	0	0	**1**
Bourton-on-the-Water	23/01076	23/01076/FUL	Oli Bonny Pizza, High Street, GL54 2AQ	Change of use of first floor from Class C3 to Class E(b)	BF	0.01	0	0	0	0	0	1	**-1**
Bourton-on-the-Water	23/01281	23/01281/LBC	Tuesday Cottage, Clapton Row, GL54 2DW	Conversion of ancillary residential detached outbuilding to annex, including replacement window	BF	0.015	67	1	0	1	0	0	**1**
Bourton-on-the-Water	23/02705	23/02705/FUL	Barns opposite Pockhill Drive, Pock Hill Lane	Conversion of 3no. agricultural barns to form 1no. dwelling	GF	0.28	4	1	0	0	1	0	**1**
Bourton-on-the-Water	23/03613	23/03613/FUL	Box Bush, High Street, GL54 2AN	Alterations and refurbishment works, including conversion into four flats, erection of extensions	BF	0.31	13	4	0	4	0	0	**4**
Bourton-on-the-Water	24/01666	24/01666/FUL	Box Bush, High Street, GL54 2AN	Erection of a cottage dwelling and associated landscaping works	BF	0.05	20	1	0	1	0	0	**1**
Bourton-on-the-Water	24/02395	24/02395/PLP	Land West Of Station Road	Permission in principle application for the erection of between 1no and 9no dwellings	GF	0.43	21	9	0	9	0	0	**9**
Bourton-on-the-Water	25/00172	25/00172/FUL	Whiteshoots Cottage, Whiteshoots Hill, GL54 2LE	Retrospective conversion of remainder of existing converted barn to an independent residential unit and refurbishment of studio into an independent residential unit	BF	0.28	7	2	1	1	0	0	**1**
Boxwell with Leighterton	23/02728	23/02728/FUL	Stone Farm Barn, Farm Lane, GL8 8US	Conversion of existing outbuilding to ancillary annex	BF	0.22	5	1	0	1	0	0	**1**

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Boxwell with Leighterton	23/03100	23/03100/FUL	Poole Farm, The Street, Leighterton, GL8 8UN	Conversion of barn to form 1no. dwelling, demolition of farm buildings and erection of 3no. dwellings with associated works	GF	1	4	4	0	1	0	0	**1**
Boxwell with Leighterton	23/03100	23/03100/FUL	Poole Farm, The Street, Leighterton, GL8 8UN	Conversion of barn to form 1no. dwelling, demolition of farm buildings and erection of 3no. dwellings with associated works	GF	1	4	4	0	3	0	0	**3**
Brimpsfield	24/01226	24/01226/FUL	Blacklaines Farm, GL4 8LH	Conversion and partial demolition of agricultural barns to form 4 no. dwellings with access, car parking and landscaping	GF	0.7	6	4	0	4	0	0	**4**
Broadwell	8481	20/02359/FUL	Old Quarry Farm, Moreton Road, GL54 1EG	Replacement of existing rural workers dwelling and site office	BF	0.06	17	1	0	0	1	0	**1**
Broadwell	20/02334	20/02334/FUL	College Tythe Barn, Chapel Street, GL56 0TW	Erection of a two storey dwelling	GF	0.15	7	1	0	0	1	0	**1**
Broadwell	21/04074	21/04074/FUL	North Rye House, Donnington, GL56 0XU	Change of Use of land and conversion/extension of barn for the creation of a dwelling, plus hard and soft landscape works	GF	0.52	2	1	0	0	1	0	**1**
Broadwell	22/01275	23/02341/FUL	North Rye House, Donnington, GL56 0XU	Demolition of existing dwelling and erection of a replacement dwelling with associated leisure building	BF	3.29	0	1	0	0	1	0	**1**
Broadwell	22/03811	22/03811/FUL	Sydenham Farm Cottage, GL56 0YE	Conversion of Dutch barn to a residential dwelling house and associated works	GF	0.13	8	1	0	0	1	0	**1**
Broadwell	23/00418	24/02414/REM	Land parcel opposite Wheat	Erection of 3 dwellings including details of Appearance, Landscaping, Layout, Scale	GF	0.06	50	3	0	3	0	0	**3**

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			Close, Kennel Lane	and Associated Works (Reserved Matters application)									
Broadwell	23/01678	23/01678/FUL	Manor Farm Barn, GL56 0YD	Addition of entrance door, replacement windows and other associated works to annex	BF	0.32	3	1	0	0	1	0	**1**
Broadwell	23/03647	23/03647/FUL	Dutch Barns and Yard at Manor Farm	Demolition of two Dutch barns and creation of new dwelling with new detached garage and associated works	GF	0.25	4	1	0	0	1	0	**1**
Broadwell	24/00254	24/00254/FUL	Sydenham Farm Cottage and Barn, Sydenham Farm	Erection of a replacement dwellinghouse with integral garage, annex and associated works following the demolition of existing established cottage, and barn benefiting from extant permission for residential conversion under reference 22/03811/FUL	BF	0.38	3	1	0	0	1	0	**1**
Chedworth	9655	17/02349/FUL	Shedden`s Barn, Stowell Park, GL54 3LE	Conversion of agricultural barns to 2 no dwelling houses and associated works	GF	0.23	9	2	0	0	2	0	**2**
Chedworth	20/00508	20/02379/FUL	Land north of the Old Farm Hawks Lane	Erection of a detached dwelling (revised scheme)	BF	0.23	4	1	0	0	1	0	**1**
Chedworth	20/02017	22/03157/FUL	Land north east of Chedworth Village Hall, GL54 4NE	Application for Technical Details Consent for 2 No. dwellings (based on a Permission in Principle application (ref. 20/02017/PLP) for the erection of up to 3no. dwellings) (revised)	GF	0.19	11	2	0	0	2	0	**2**
Chedworth	21/03709	21/03709/FUL	Denfurlong Farm, Fields Road	Development of a rural exception scheme comprising 5 affordable dwellings and 4 open market dwellings	GF	0.61	15	9	0	0	4	0	**4**

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Chedworth	21/03709	21/03709/FUL	Denfurlong Farm, Fields Road	Development of a rural exception scheme comprising 5 affordable dwellings and 4 open market dwellings	GF	0.61	15	9	0	0	5	0	**5**
Chedworth	22/00534	22/00534/FUL	Orchard Barn, GL54 4NE	Conversion of Dutch Barn to provide a single residential dwelling with associated works	BF	0.33	3	1	0	1	0	0	**1**
Chedworth	23/03836	23/03836/FUL	Land and Building at E405542 N211928 Ballingers Row	Demolition of existing building and erection of dwelling with associated works	BF	0.11	9	1	0	1	0	1	**0**
Chipping Campden	0860	20/02146/FUL	Roydon, Broad Campden, GL55 6UR	Erection of a dwelling and detached garage with ancillary accommodation above (amendments to design of permission 19/01536/FUL)	GF	0.07	14	1	0	0	1	0	**1**
Chipping Campden	1769.2	21/00034/FUL	Fillet & Bone, High Street, GL55 6AT	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe, Kitchen and Office	BF	0.05	40	2	1	0	1	0	**1**
Chipping Campden	2132	21/00415/FUL	Land to rear of Ashlar, Coppers and Wyldlands Broad, GL55 6UR	Erection of 2 dwellings and associated works	GF	0.41	5	2	0	0	2	0	**2**
Chipping Campden	8275	22/02994/FUL	Heath Farm, Middle Hill, WR12 7JY	Conversion of existing stone and metal barns into one dwelling	GF	0.01	100	1	0	1	0	0	**1**
Chipping Campden	20/03875	20/03875/FUL	Braithwaite House, High Street	Change of use, alterations and extension to create five dwellings, involving demolition of existing rear single-storey former clubroom	BF	0.09	56	5	0	0	5	0	**5**

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Chipping Campden	21/00824	21/00824/FUL	Wyldlands, Broad Campden, GL55 6UR	Erection of a single dwelling and garage and creation of vehicular access	BF	0.21	5	1	0	0	1	0	**1**
Chipping Campden	22/01373	22/01373/FUL	Barn, Fereby Close	Conversion of existing Dutch Barn to form a single residential dwelling	GF	0.14	7	1	0	1	0	0	**1**
Chipping Campden	22/01873	22/01873/FUL	Land and barn south west of Aston Road	Conversion of barn to residential dwellinghouse and associated works	GF	0.1	10	1	0	1	0	0	**1**
Chipping Campden	23/01451	23/01451/FUL	The Tyning, Blind Lane, GL55 6ED	Erection of a single-storey one-bedroom annexe	GF	0.11	9	1	0	1	0	0	**1**
Chipping Campden	23/01459	23/01459/FUL	Land rear of Wyldlands, Broad Campden	Erection of a dwelling and associated works	GF	0.15	7	1	0	0	1	0	**1**
Chipping Campden	23/02678	23/02678/FUL	Lloyds Bank, High Street, GL55 6HH	Change of use, extensions and alterations to former bank to create five dwellings	BF	0.09	56	5	0	5	0	0	**5**
Chipping Campden	23/03681	23/03681/FUL	Westington Mill, Park Road, GL55 6EB	Demolition and replacement pool house and garage with associated works	BF	1.084	1	1	0	1	0	0	**1**
Chipping Campden	24/01270	24/01270/FUL	Campden Gallery, High Street, GL55 6AG	Change of use of existing first and second floors from Art Gallery to residential, including internal alterations	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	0588	15/03910/FUL	30-32 Dollar Street	Change of use from B1 to C3 residential use, comprising conversion of existing buildings at 30 and 32 Dollar Street into 3 self contained units with extension to the rear of 32 Dollar Street and new landscaping to the rear car park	BF	0.27	11	3	0	0	3	0	**3**

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Cirencester	0854	15/01951/FUL	Land parcel east of Vyners Close, Chesterton Lane	The erection of a dwelling and associated garage building Council has confirmed a material commencement has been made (19/03904/ENQ)	GF	0.5	2	1	0	1	0	0	**1**
Cirencester	2239	14/01529/FUL	Brewery Court	Mixed use development comprising a four screen cinema, student accommodation, restaurants and cafes, shops and refurbished public realm, including the provision of a new substation and new public toilets, both replacing existing structures	BF	4.27	26	110	0	110	0	0	**110**
Cirencester	2698	17/03291/FUL	Shepherd Smail & Co, North Way House, North Way	Change of use of part of first floor office to two flats (Use Class C3) and associated alterations Previous permission 14/03155/FUL expired in September 2017	BF	0.06	33	2	0	0	2	0	**2**
Cirencester	2698.1	20/02694/OFRPAN	Northway House, North Way, GL7 2QY	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O for the conversion of the office on first floor of Northway House West to form a one bedroom flat and a bedsit flat	BF	0.04	50	2	0	2	0	0	**2**
Cirencester	4302	21/02188/REM	Southleigh, 48 Somerford Road, GL7 1TX	Erection of single detached dwelling (Reserved Matters application)	GF	0.46	2	1	0	1	0	0	**1**
Cirencester	5075	18/02616/FUL	Barn and land east of 1A Barn Way, Stratton	Erection of dwelling and modification of existing vehicular access	BF	0.06	17	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	5127	23/02812/FUL	Amberley, 54 Somerford Road, GL7 1TX	Proposed dwelling in the rear garden and associated vehicular access and works (Amendments to design of approved application, reference 17/04755/FUL)	GF	0.2	5	1	0	1	0	0	**1**
Cirencester	9150	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	GF	120.7	19	2,282	0	2,282	0	0	**2,282**
Cirencester	21/01739	21/01739/FUL	33 The Smithy, GL7 1HU	Retention of original dwelling and extension to rear, and conversion of garage with extension upwards to create a three bedroom dwelling	BF	0.03	33	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	21/01875	21/01875/FUL	Car & Tyre Care, 29 The Waterloo, GL7 2PZ	Demolition of existing single storey garage and erection of new block of 3 apartments including associated landscaping and parking	BF	0.03	100	3	0	3	0	0	**3**
Cirencester	21/02219	21/02219/FUL	Peartrees, Baunton Lane, GL7 2LN	Erection of a single detached four bedroom dwelling with a new vehicular access within the grounds of Peartrees	GF	0.1	10	1	0	0	1	0	**1**
Cirencester	21/02487	21/02487/FUL	7 Dyer Street, GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	BF	0.01	200	2	0	0	2	0	**2**
Cirencester	21/03760	21/03760/FUL	Waterloo Cleaners, The Waterloo, GL7 2PY	Single storey ground floor extension to existing commercial premises and alterations to first floor including raising roof and installation of new external staircase to create 1No. self-contained flat	BF	0.04	25	1	0	1	0	0	**1**
Cirencester	21/04204	21/04204/FUL	Barton Hall 29, Gloucester Street, GL7 2DJ	Change of use and conversion from B1 office to residential dwelling with guest annex, garden and off-street parking	BF	0.06	17	1	0	0	1	0	**1**
Cirencester	21/04812	21/04812/FUL	First and Second Floor 8 - 10, Castle Street	Conversion of first and second floors from Use Class E to Use Class C3 to form 3 residential units	BF	0.02	150	3	0	3	0	0	**3**
Cirencester	22/00453	22/00453/FUL	Gloucester Street Dental Practice, 10A Gloucester Street, GL7 2DG	Change of use from commercial to residential	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	22/01300	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3,	BF	0.09	78	7	0	7	0	0	**7**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				Class MA for change of use from class E (Office) to class C3 residential									
Cirencester	22/02580	22/02580/FUL	Cowley House, 12 Black Jack Street, GL7 2AA	Conversion of first and second floors to 3 no. one bedroom flats	BF	0.01	300	3	0	0	3	0	**3**
Cirencester	22/02888	22/02888/FUL	The Mead House, 18 - 20 Thomas Street, GL7 2AX	Change of use from offices (Class E) to 2no. residential dwellings (Class C3) and associated internal alterations	BF	0.23	9	2	1	0	1	0	**1**
Cirencester	22/03306	22/03306/FUL	Peter Hammond Motorcycles Ltd, 40 - 44 Watermoor Road, GL7 1LD	Conversion, alteration and partial demolition of existing buildings to create 4 no. dwellings together with covered parking and associated ancillary development	BF	0.05	80	4	0	4	0	0	**4**
Cirencester	22/04465	22/04465/FUL	1 Weavers Road, GL7 1DB	Division of existing dwellinghouse into two, erection of single-storey rear extension and extension of dropped kerb	BF	0.03	67	2	0	0	2	1	**1**
Cirencester	23/01044	23/01044/FUL	Iyengar, 64 Watermoor Road, GL7 1LD	Conversion of outbuilding to create ancillary accommodation and alterations to carport to form workshop	BF	0.17	6	1	0	1	0	0	**1**
Cirencester	23/03662	23/03662/FUL	Ewe Pens Farm, Cirencester Park	Change of use and conversion of farm building to residential dwelling with associated amenity space	GF	0.026	38	1	0	1	0	0	**1**
Cirencester	24/00952	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	24/01170	24/01170/FUL	16 Kingshill, GL7 1DE	Erection of a two bedroom bungalow	GF	0.04	25	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	24/01824	24/01824/FUL	1-3 Dollar Street and 1 Coxwell Street, GL7 2AJ	Erection of single storey rear extension. Change of use and conversion of existing buildings to create a new dwelling and additional residential floor space	BF	0.05	40	2	0	0	2	0	**2**
Cirencester	24/02285	24/02285/OPANOT	Oops A Daisy, 40 Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial, Business and Service (Use Class E), to mixed use including up to two flats (Use Class C3)	BF	0.02	100	2	0	2	0	0	**2**
Cirencester	24/03021	24/03021/FUL	86 Dyer Street, GL7 2PF	Change of use from Class E (commercial) to Class C3 (residential) for the creation of 1 no. dwelling (ground floor flat)	BF	0.01	100	1	0	0	1	0	**1**
Cirencester	24/03660	24/03660/OPANOT	40B Warrens Gorse Mews, Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial, Business and Service (Use Class E), to 1no. ground floor flat (Use Class C3)	BF	0.01	100	1	0	1	0	0	**1**
Cirencester	25/00157	25/00157/FUL	115 Cricklade Street, GL7 1JF	Reconfiguration of existing property to unify all floors into a single C3 dwelling	BF	0.01	100	1	0	0	1	1	**0**
Cirencester	25/00394	25/00394/OPANOT	Units A B And C Querns Business Centre, Whitworth Road, GL7 1RT	Prior notification for change of use from Commercial, Business and Service (Use Class E) to a Dwellinghouse (Use Class C3) - Conversion of Units A, B and C to 11 flats	BF	0.16	69	11	0	11	0	0	**11**
Clapton	22/02321	22/02321/FUL	Farncombe Barn, Clapton-on-the-Hill, GL54 2LG	Conversion of existing barn to form 1 no. dwelling	GF	0.19	5	1	0	0	1	0	**1**
Clapton	25/00030	25/00030/FUL	Longhedge Bungalow, GL54 2LG	Demolition of existing bungalow and erection of replacement new dwelling	BF	0.135	7	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Coates	20/01200	20/01200/FUL	Glebe House, Trewsbury Road, GL7 6NU	Construction of a detached dwelling and garage and associated access	GF	0.18	6	1	0	0	1	0	**1**
Coates	24/02636	24/02636/FUL	Site Adjoining Sarona, GL7 6NN	Erection of bungalow and new vehicle access to Sarona	GF	0.07	14	1	0	0	1	0	**1**
Coberley	6991.1	18/01615/FUL	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	BF	13.5	2	26	21	0	5	0	**5**
Coberley	6991.2	21/00467/FUL	Land north of Greenway Lane, Ullenwood, GL53 9QB	Change of use of existing stables to residential use to include provision of basement (revision to permission 19/01013/FUL)	GF	0.11	9	1	0	1	0	0	**1**
Coberley	7076	19/00245/OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	BF	0.06	17	1	0	1	0	0	**1**
Coberley	22/00734	22/00734/PLP	Land to the east of 2 Close Farm Lane	Permission in Principle application for 1 no. self-build dwelling	GF	0.07	14	1	0	1	0	0	**1**
Coberley	23/00960	23/00960/FUL	Dowmans Farm, GL53 9QY	Conversion of existing barn to residential dwelling	GF	0.02	50	1	0	1	0	0	**1**
Cold Aston	5458	14/03012/FUL	The Ridge, Fosseway	Subdivision of existing dwelling to provide four residential units, and extension and alteration to existing garage to provide one residential unit	BF	0.6	8	5	0	5	0	1	**4**
Coln St Aldwyn	22/02069	23/01498/REM	Merryfield Farms, Aldsworth, GL54 7RE	Erection of an agricultural worker`s dwelling (Reserved Matters application)	GF	0.33	3	1	0	1	0	0	**1**
Coln St Aldwyn	22/02896	22/02896/FUL	Coln Mill, GL7 5AJ	Conversion of dwelling to form 2 no. holiday cottages, conversion and extension	BF	0.33	0	0	0	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				of stables to form study/gym and alterations to fenestration and landscaping									
Coln St Dennis	22/00353	22/00353/FUL	Upper Farm Buildings Along Lane To Fosse Cross, Coln Rogers	Conversion of barn to one dwelling with associated parking and works	GF	0.08	13	1	0	0	1	0	**1**
Coln St Dennis	24/00064	24/00064/FUL	Bubbtown, GL54 3JT	Subdivision of property and erection of two-storey extension	BF	0.23	9	2	0	2	0	1	**1**
Condicote	24/03226	24/03226/FUL	Granary Barn, Former Old Hinchwick Farm Old Hinchwick Road, GL54 1EX	Conversion and alteration of a redundant Grade II listed barn and adjoining redundant farm buildings to create a six bedroom self-contained single family dwelling with ancillary accommodation	BF	0.37	3	1	0	1	0	0	**1**
Cowley	8386	18/03102/FUL	Korinn Farm, GL53 9NJ	Erection of an agricultural workers` dwelling and associated ancillary development. Retention of existing temporary static caravan to allow continued occupation whilst permanent dwelling is constructed	GF	4.93	0	1	0	0	1	0	**1**
Cowley	22/00695	22/00695/FUL	The Walled Garden, GL53 9NJ	Erection of a dwelling	GF	0.28	4	1	0	0	1	0	**1**
Cowley	24/03691	24/03691/FUL	Cotswold Cottage, Birdlip, GL4 8JH	Construction of 1 no. dwelling with associated works, including repairs to curtilage listed wall	GF	0.18	6	1	0	1	0	0	**1**
Cutsdean	21/01653	21/01653/FUL	Land at Grid Reference 413525 230854, Hinchwick Hill	Conversion of barns to provide one residential unit, associated landscaping and erection of outbuilding	GF	1.12	1	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
			Barns, Old Hinchwick										
Didmarton	6363	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	GF	0.1	10	1	0	0	1	0	**1**
Didmarton	7518	18/02699/FUL	Lower Oldbury Farm, Oldbury-on-the-Hill, GL9 1EA	Conversion of building to a residential unit (historical use) and erection of link to outbuilding	BF	0.07	14	1	0	1	0	0	**1**
Didmarton	7877	16/00886/FUL	Silkwood Place, Knockdown, GL8 8QY	Convert barn to residential use to include reinstatement of traditional roof pitch and glazed link to provide single storey extension (revised scheme to previously approved barn conversion 04/01409/FUL)	GF	1.13	1	1	0	0	1	0	**1**
Didmarton	24/01244	24/01244/FUL	Old Manor Farm House, The Street, GL9 1DT	Conversion of stable/barn into residential dwelling house	GF	0.05	20	1	0	1	0	0	**1**
Didmarton	24/02249	24/02249/FUL	West End House, The Street, GL9 1DT	Erection of one self-build dwelling along with the reconfiguration of an existing access, associated car parking, landscaping, and drainage	GF	0.12	8	1	0	1	0	0	**1**
Didmarton	24/02493	24/02493/FUL	Kingsmead House, The Street, GL9 1DT	Change of use of ancillary games room to staff accommodation	BF	1	1	1	0	1	0	0	**1**
Dowdeswell	18/01729	18/01729/FUL	Pegglesworth Home Farm, Pegglesworth, GL54 4LS	Demolition of existing stable block and erection of 12 No. stable block unit with groom`s accommodation and associated office rooms to first floor	GF	0.04	25	1	0	1	0	0	**1**

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Down Ampney	1518	23/01225/FUL	Builders yard rear of the Brambles	Erection of a detached house and double garage	BF	0.11	9	1	0	0	1	0	**1**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	13	44	4	0	40	0	**40**
Down Ampney	21/04233	21/04233/FUL	The Byre, Church Lane, GL7 5QW	Separation of existing dwelling to create two dwellings and associated works	BF	0.33	6	2	0	2	0	1	**1**
Down Ampney	22/00827	22/00827/FUL	Rooktree Farm, GL7 5QT	Change of use of agricultural land and the erection of 9 dwellings together with associated infrastructure and landscaping. Demolition of existing buildings	GF	1.11	8	9	0	0	9	0	**9**
Down Ampney	22/03992	22/03992/FUL	Dukes Field, Land to the south of the Pheasantry, Oak Road	Erection of 10 dwellings with associated accesses, landscaping and infrastructure (amendment to 21/00949/FUL)	GF	0.88	11	10	8	0	2	0	**2**
Down Ampney	23/02983	23/02983/FUL	22 Down Ampney, GL7 5QS	Erection of single storey rear extension to form annexe	GF	0.02	50	1	0	1	0	0	**1**
Down Ampney	23/03388	23/03388/CLOPUD	Rook Tree Farm, 31 Down Ampney, GL7 5QT	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for internal alterations and the amalgamation of two dwellings to form a single dwelling	BF	0.58	2	1	0	0	1	0	**1**
Down Ampney	24/01608	24/01608/FUL	Land west of Down Ampney Football Club, Broadleaze	Erection of 13no. affordable homes with associated works	BF	0.56	23	13	0	13	0	0	**13**

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Driffield	23/02623	23/02623/FUL	Lower Farm, Harnhill, GL7 5PU	Renovation and sub-division of existing property to 3 no. residential dwellings	BF	0.16	19	3	0	3	0	1	**2**
Driffield	24/00055	24/01998/TDC	Land south of 1 - 3 Corner Houses, GL7 5QA	Technical Details Consent application for the construction of 2 no. dwellings following approval of Permission in Principle (ref: 24/00055/PLP)	GF	0.1	20	2	0	0	2	0	**2**
Driffield	24/00806	24/00806/OPANOT	Farm 491, Harnhill Workshops, Manor Farm, Harnhill, GL7 5PU	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class MA for the change of use of the John Oldacre Rural Innovation Centre (associated with 12/05622/FUL) to function as five C3 residential units	BF	0.59	8	5	0	5	0	0	**5**
Duntisbourne Abbotts	0085	09/04265/FUL	Homefield, GL7 7JW	Demolition of existing dwelling (Homefield) and erection of new dwelling and garage	BF	0.15	7	1	0	1	0	0	**1**
Duntisbourne Abbotts	20/02280	23/03975/FUL	Tallet Yard, Duntisbourne Leer, GL7 7AS	Demolition of barn, including existing lawful residential accommodation, and the erection of a replacement dwelling (Renewal of permitted application Ref. 20/02280/FUL)	BF	0.19	5	1	0	1	0	0	**1**
Duntisbourne Abbotts	22/03940	22/03940/FUL	Duntisbourne Leer Farm, GL7 7AS	Change of use of ancillary accommodation to an independent dwelling and its associated curtilage	BF	0.52	2	1	0	1	0	0	**1**
Duntisbourne Abbotts	23/00355	23/00355/FUL	Well Hill, GL7 7JN	Change of use from equestrian to mixed use (residential/agricultural); conversion of stable building to dwelling and storage for agricultural use	GF	0.11	9	1	0	1	0	0	**1**
Duntisbourne Abbotts	24/00343	24/00343/FUL	Newbold Barn, GL7 7JN	Conversion of an agricultural barn to residential use, demolition of lean-to,	GF	1.14	1	1	0	1	0	0	**1**

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				construction of a one-and-half storey extension, a garage and landscaping									
Duntisbourne Rouse	23/01825	23/01825/FUL	Upper Rectory Farm, Daglingworth, GL7 7HY	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	BF	1.97	1	1	0	0	1	0	**1**
Eastleach	4509	06/03029/FUL	16 Eastleach	Reinstatement of property to two cottages, including replacement of dormer window with rooflight, erection of porch canopy, new rear boundary wall and external works	BF	0.02	100	2	0	0	2	1	**1**
Eastleach	20/01755	20/01755/FUL	Blue Barn, Eastleach Martin, GL7 3NW	Change of use from agricultural to residential and the creation of external swimming pool (part retrospective), demolition of existing attached garage and erection of two storey front and side extension, erection of single storey side and rear extension, widening of vehicular access and associated landscaping	GF	0.67	1	1	0	0	1	0	**1**
Eastleach	23/02836	23/02836/FUL	3 Eastleach Downs Cottage, GL7 3PX	Conversion of outbuilding to annexe and associated works (resubmission of lapsed permission - 19/02529/FUL)	BF	0.2	5	1	0	1	0	0	**1**
Eastleach	23/04017	23/04017/FUL	38 & 39 Eastleach, GL7 3NQ	Internal and external alterations to semi-detached cottages (and garage) to form a single dwelling, including formation of a new internal opening and alterations to the existing fenestration, staircase, fireplace, floor/site levels and associated works	BF	0.39	3	1	0	0	1	2	**-1**
Ebrington	2012.1	16/04310/FUL	Land adjacent Orchard Cottage,	Replacement dwelling	GF	0.36	3	1	0	0	1	0	**1**

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			Charingworth Grange, GL55 6XY										
Ebrington	9277	14/00553/FUL	Oakham Farm, Nashs Lane	Demolition of modern agricultural buildings and Dutch barn and change of use, conversion and extension of redundant stone barn to form a dwelling	GF	0.48	2	1	0	1	0	0	**1**
Ebrington	20/03917	20/03917/FUL	Stoney Piece Farm, Nashs Lane, GL55 6NN	Partial conversion of a steel portal frame timber clad barn to form a single dwelling, sheltered parking, and retention of forward structural bays for agricultural usage	GF	0.15	7	1	0	1	0	0	**1**
Ebrington	23/02375	23/02375/FUL	Ebrington Hill Farm, GL55 6LY	Conversion of barn to a residential dwellinghouse and associated works	GF	0.68	1	1	0	1	0	0	**1**
Ebrington	24/01129	24/01129/CLOPUD	Ebrington Hill Barn, GL55 6LY	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the enlargement of ancillary accommodation over existing stables approved under permission 21/02417/FUL following implementation of the aforementioned permission within the relevant time period	BF	0.631	2	1	0	1	0	0	**1**
Edgeworth	21/02112	21/02112/FUL	Lower Waverley Barn, Edgeworth, GL6 7JQ	Conversion of a barn to a residential dwelling	GF	0.08	13	1	0	1	0	0	**1**
Edgeworth	23/02998	23/02998/OUT	Bisley Lane Farm, GL6 7JE	Outline planning application (Some matters reserved) for the erection of an agricultural worker`s dwelling	GF	0.11	9	1	0	1	0	0	**1**
Elkstone	21/04542	21/04542/FUL	Highgate Farm, GL53 9PG	Conversion of agricultural barns and stable building to form 3 no. dwellings with	GF	0.5	6	3	0	3	0	0	**3**

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				associated garaging, turning space, landscaping and private amenity space									
Elkstone	22/01581	22/01581/FUL	Cockleford Farm, Cockleford, Cowley, GL53 9NW	Change of use and conversion of agricultural building to dwellinghouse including creation of residential garden and parking area with associated works	GF	0.32	3	1	0	1	0	0	**1**
Evenlode	21/00383	21/00383/FUL	Little Orchard, GL56 0NY	Erection of a replacement dwelling and a single residential dwelling with an access road and other associated works	BF	0.38	5	2	0	1	0	1	**0**
Evenlode	21/00383	21/00383/FUL	Little Orchard, GL56 0NY	Erection of a replacement dwelling and a single residential dwelling with an access road and other associated works	GF	0.38	5	2	0	1	0	0	**1**
Evenlode	23/03782	24/01716/REM	Land at E422435 N228235, Sybils Farm, Road rrom Railway Line to Evenlode, GL56 0NX	Erection of an agricultural workers dwelling (Reserved Matters application)	GF	0.1	10	1	0	1	0	0	**1**
Fairford	18/02520	18/02520/FUL	Land south of Wick House, East End, GL7 4AP	Erection of two dwellings	BF	0.16	13	2	0	0	2	0	**2**
Fairford	20/03972	24/03791/FUL	Applestone Court, Cirencester Road, GL7 4BS	Conversion of former school buildings to 5 no. residential (C3) units with associated extensions, alterations and demolitions, and erection of new detached dwelling (C3), as well as hard and soft landscaping	BF	0.41	15	6	0	6	0	0	**6**
Fairford	20/04147	20/04147/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and	BF	0.95	25	24	0	2	15	0	**17**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works									
Fairford	20/04147	20/04147/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 7no residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no new residential units within former school grounds, soft and hard landscaping and drainage works	BF	0.95	25	24	0	0	7	0	**7**
Fairford	21/01041	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works	BF	0.84	11	9	0	0	8	0	**8**
Fairford	21/01041	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works	BF	0.84	11	9	0	0	1	0	**1**
Fairford	22/03770	22/03770/OUT	Land west of Hatherop Road	Outline planning application (all matters reserved except means of access) for residential development up to 87 dwellings	GF	15.4	6	87	0	87	0	0	**87**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure									
Fairford	23/00435	24/01209/REM	Land parcel at Faulkners Close, Horcott	Erection of No. 3 dwellings and associated works (Reserved Matters application)	GF	0.08	38	3	0	3	0	0	**3**
Fairford	23/00751	23/00751/FUL	Mount Pleasant Cottage, Hatherop Road, GL7 4BA	Conversion of outbuilding to dwellinghouse with associated works	BF	0.07	14	1	0	1	0	0	**1**
Fairford	23/01048	23/01048/FUL	Land at grid reference 415682 201136, London Road, GL7 4AS	Proposed demolition of existing buildings, conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL)	BF	0.15	33	5	0	1	0	0	**1**
Fairford	23/01048	23/01048/FUL	Land at grid reference 415682 201136, London Road, GL7 4AS	Proposed demolition of existing buildings, conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL)	BF	0.15	33	5	0	4	0	0	**4**
Fairford	24/00605	24/00605/OUT	Land parcel south east of 28 Moor Lane	Outline planning application (some matters reserved) for 1 flood resilient self-build dwelling with garage and ancillary accommodation	GF	0.68	1	1	0	1	0	0	**1**
Fairford	24/01550	24/01550/FUL	The Tree House, Cinder Lane, GL7 4AX	Erection of additional storey, two storey extension, first floor balcony, detached garage and single storey extension to annex.	BF	0.31	3	1	0	0	1	0	**1**
Fairford	24/01739	24/01739/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 4 no. residential units (C3), with associated extensions, alterations and	BF	0.67	7	5	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				demolitions of later extensions, erection of new end of terrace house (C3), replacement rear extension, soft and hard landscaping to include site entrance gate, and 2 no. car port buildings									
Fairford	24/01739	24/01739/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 4 no. residential units (C3), with associated extensions, alterations and demolitions of later extensions, erection of new end of terrace house (C3), replacement rear extension, soft and hard landscaping to include site entrance gate, and 2 no. car port buildings	BF	0.67	7	5	0	0	1	0	**1**
Fairford	24/01838	24/01838/FUL	Coln House School, Horcott Road, GL7 4DB	Extensions and alterations to 4no. existing dwellings and erection of 2 no. new dwellings (C3) with associated hard and soft landscaping	GF	0.26	8	2	0	2	0	0	**2**
Fairford	24/02637	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling, associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings	BF	0.18	6	1	0	1	0	0	**1**
Guiting Power	22/01081	22/01081/FUL	Barton Stables Barton Lane GL54 5UZ	Erection of a single permanent rural worker`s dwelling	GF	0.51	2	1	0	0	1	0	**1**
Hazelton	21/02227	21/02227/FUL	Puesdown Inn, GL54 4DN	Alterations, extensions and erection of outbuildings to facilitate the change of use of the building into 4 dwellings	BF	0.83	5	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Hazelton	21/03384	21/03384/FUL	Village Farm House, Salperton, GL54 4EE	Conversion of barn to create dwellinghouse with associated alterations	BF	0.08	13	1	0	0	1	0	**1**
Hazelton	21/03465	21/03465/FUL	Lower Barn Farm, GL54 4EA	Erection of one dwelling and associated garage/ancillary accommodation, demolition of existing dwelling, outbuildings and farm buildings	BF	0.83	1	1	0	0	1	1	**0**
Icomb	8727	18/02796/FUL	Land at Hill View, Church Road	New dwelling	GF	2.72	0	1	0	0	1	0	**1**
Kemble	9223	17/02063/FUL	Rendalls Barn	Conversion of stone barn to dwelling	GF	1.26	1	1	0	1	0	0	**1**
Kemble	19/01846	19/01846/FUL	Land east of Stanmore House & south of Thames View, Ewen	Erection of 3 dwellings with associated car parking, landscape and access together with the creation of a new parking arrangement for Stanmore House	GF	0.48	6	3	0	3	0	0	**3**
Kemble	22/00688	22/00688/FUL	Land at New Covert	Two residential units within the curtilage of the main house approved under application 18/00051/FUL, removal of approved garage outbuilding and associated amended driveway and landscape enhancement	GF	4.91	0	2	0	2	0	0	**2**
Kemble	23/02521	23/02521/FUL	Ewen Springs, GL7 6BY	Erection of three estate worker cottages with associated landscaping and change of use from amenity land to Class C3 Dwellinghouses	GF	0.42	7	3	0	0	3	0	**3**
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford, GL7 4DY	Erection of occupational tied dwelling and detached garage associated with game processing unit	GF	0.22	5	1	0	0	1	0	**1**

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Kempsford	23/03519	23/03519/OUT	Millacre Farm, Whelford, GL7 4DY	Outline planning application (all matters reserved) for the erection of a dwelling	GF	0.09	11	1	0	1	0	0	**1**
Kingscote	20/03057	20/03057/FUL	2 & 3 Ashcroft Cottages, Ashcroft Road, Bagpath, GL8 8YF	Change of Use of redundant farm buildings and existing cottage and erection of single-storey and two-storey elements to form single dwelling with housekeeper`s accommodation	BF	0.32	6	2	0	0	2	0	**2**
Kingscote	23/03143	23/03143/CLOPUD	Linden House, Bagpath, GL8 8YQ	Certificate of lawful proposed use or development under Section 192 of the Town and Country Planning Act 1990 for use of dwelling as holiday let with addition of bi-fold doors and decking	BF	0.09	0	0	0	0	0	1	**-1**
Kingscote	24/01616	24/01616/FUL	Scrubbets, Bagpath GL8 8YG	Change of use of land from agricultural to residential and conversion and extension of existing barns to form 1. no dwelling house and annex	GF	0.14	7	1	0	0	1	0	**1**
Lechlade	0055.2	17/01870/FUL	Rough Grounds Farm, Burford Road, GL7 3EU	Proposed conversion of Dutch Barns into 3 habitable dwellings	GF	0.18	17	3	0	3	0	0	**3**
Lechlade	21/03608	21/03608/FUL	9 Gassons Road, GL7 3BQ	Erection of 2no. two-storey dwellings; erection of front porch to existing dwelling and demolition of single storey side extension; creation of parking, landscaping and associated works	GF	0.06	33	2	0	2	0	0	**2**
Lechlade	22/02158	22/02158/FUL	Manor Farm, London Road, GL7 3DU	Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works	GF	1.6	3	5	0	0	5	0	**5**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Lechlade	23/02864	23/02864/FUL	Shelian, 1 Hambidge Lane, GL7 3BD	Erection of 1no. detached dwelling together with detached single-storey garage and associated ancillary development	GF	0.1	10	1	0	1	0	0	**1**
Little Rissington	21/02301	21/02301/FUL	Holly Cottage, GL54 2ND	Alterations to existing outbuilding to form new dwelling	BF	0.04	25	1	0	0	1	0	**1**
Little Rissington	23/03222	23/03222/FUL	Acres View, GL54 2ND	Change of use of land from agricultural to residential and erection of new 1.5 storey, L-shaped dwelling with associated residential curtilage, parking and garden	GF	0.12	8	1	0	1	0	0	**1**
Little Rissington	24/01694	24/01694/PLP	Glebe Farmyard, GL54 2ND	Permission in Principle application for the re-development of the site to provide up to 5 dwellings	BF	0.6	8	5	0	5	0	0	**5**
Long Newton	2699	23/03986/FUL	Stables at the Priory, Pump Lane	Demolition of existing stables and erection of one dwelling	GF	0.04	25	1	0	0	1	0	**1**
Long Newton	21/03629	21/03629/FUL	Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of farmhouse (western dwelling); the demolition of the modern elements and the erection of an extension to the older part of the existing cottage (eastern dwelling): conversion of Cart Barn to be used for home offices and other ancillary rooms; renovation of Stables and erection of replacement dwelling; demolition and relocation of Agricultural building; the installation of a ground sited solar array; and associated works including drainage engineering	BF	2.09	0	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Long Newton	24/00416	24/00416/FUL	Sundown, GL8 8RH	Demolition of existing dwelling and erection of 2no. dwellings with associated works	BF	0.15	13	2	0	2	0	1	**1**
Longborough	4353	21/02068/FUL	Upper Town House, Moreton Road, GL56 0QQ	Demolition of bungalow and construction of 6No. houses and associated access alterations	GF	2.36	3	6	0	0	6	0	**6**
Longborough	21/00416	21/00416/FUL	Quarry House, Ganborough Road, GL56 0RE	Demolition of main house, cottage building and pool house, erection of a replacement dwelling, outbuildings and landscaping proposals and new driveway access	BF	4.47	0	1	0	0	1	0	**1**
Longborough	23/01634	23/01634/FUL	Windy Ridge, The Crook GL56 0QY	Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling, extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping, including creation of orchard; parking; and other associated works	BF	3.43	0	1	0	1	0	1	**0**
Longborough	23/02486	23/02486/FUL	Site Of Luckley Farm Bungalow	Erection of single-storey dwelling with basement	BF	0.12	8	1	0	1	0	0	**1**
Longborough	24/01995	24/01995/FUL	The Barn, Ganborough, GL56 0QZ	Self-build conversion of a barn to form a dwelling and associated works	BF	0.7	1	1	0	1	0	0	**1**
Longborough	24/03647	24/03647/FUL	Larch Hill, Ganborough, GL56 0QZ	Demolition of dwelling and garage block, erection of new dwelling repositioned further within the site and garage block to	BF	1.79	1	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				include ancillary accommodation, landscaping and alterations to access									
Maugersbury	19/01183.1	22/04415/FUL	Carmel, Wyck Hill, GL54 1HT	Replacement Dwelling and Associated Works	BF	0.02	50	1	0	0	1	1	**0**
Maugersbury	20/04603	20/04603/PLP	Land adjacent to Stonewell Cottage, GL54 1HP	Redevelopment of site to provide 1 dwelling	GF	0.19	5	1	0	1	0	0	**1**
Maugersbury	23/01543	23/01543/FUL	Land parcel south of Meadow View, Stow Road, Bourton-on-the-Water	Conversion of barn to form dwelling with associated works	GF	0.14	7	1	0	1	0	0	**1**
Maugersbury	23/02671	23/02671/FUL	Heath Hill, Bungalow Stow Road, GL54 2EZ	Demolition of existing dwellings and outbuildings and erection of 2no. replacement dwellings and outbuilding, landscaping works, change of use of retained building to equestrian and other associated works	BF	1.29	2	2	0	2	0	2	**0**
Maugersbury	24/02665	24/02665/FUL	Cackleberry Farm, Burford Road, GL54 1JY	Self build conversion of rural building to dwelling	BF	0.102	10	1	0	1	0	0	**1**
Meysey Hampton	6429	18/02975/FUL	The Old Rectory, 15 Church Street, GL7 5JX	Erection of new dwelling with new driveway	GF	0.12	8	1	0	1	0	0	**1**
Mickleton	0383	19/03080/FUL	12 Cedar Road, GL55 6SY	Side and rear extensions, sub-division to create new dwellinghouse, alterations to access and associated works	BF	0.05	40	2	0	0	2	0	**2**

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Mickleton	2288.7	16/04422/FUL	Land adjacent to Tops Nursery, Broadway Road, GL55 6PT	Erection of a bungalow	GF	0.04	25	1	0	1	0	0	**1**
Mickleton	23/01075	23/01075/FUL	Land South West Of Willow Tree Cottage, Gloucester Lane	Erection of a dwelling	GF	0.06	17	1	0	1	0	0	**1**
Mickleton	23/01647	23/01647/AGRPAN	Abbotts Ground Farm, Broad Marston Lane, GL55 6SF	Prior approval, for the change of use of agricultural building to No.1 dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion	GF	0.03	33	1	0	1	0	0	**1**
Mickleton	23/02382	23/02382/FUL	Orchard Cottage, Chapel Lane, GL55 6SD	Demolition of existing conservatory and replacement with new single storey extension and erection of detached annex	GF	0.15	7	1	0	0	1	0	**1**
Mickleton	23/03768	23/03768/FUL	80 Granbrook Lane, GL55 6TF	Demolition of existing dwelling and erection of two dwellings with all associated works	BF	0.16	13	2	0	0	2	0	**2**
Mickleton	24/02996	24/02996/FUL	Rondo House, Vine Court, High Street, GL55 6SA	Conversion of garage to ancillary annexe with rooflights	BF	0.04	25	1	0	1	0	0	**1**
Moreton-in-Marsh	2662.1	19/02123/FUL	White Roses, Hospital Road, GL56 0BN	Two storey extension to create classrooms/WC`s, demolition of garden room at White Roses, creation of new garden enclosure and access, and change of use of White Roses from D1 (education) to C3 (residential) (amended scheme)	BF	0.03	33	1	0	0	1	0	**1**

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Moreton-in-Marsh	3715.1	19/03681/FUL	Dale House, High Street, GL56 0AD	Change of use of barn to 1 residential unit, including internal alterations and replacement of windows and doors	GF	0.03	33	1	0	0	1	0	**1**
Moreton-in-Marsh	3715.2	20/01115/FUL	Dale House, High Street, GL56 0AD	Change of use of ground floor from retail (A1) to a single dwelling (C3)	BF	0.03	33	1	0	0	1	0	**1**
Moreton-in-Marsh	9189.1	18/00869/FUL	Building attached to the Wellington Aviation Museum, Bourton Road, GL56 0BG	Change of use from workshop/store to dwelling	BF	0.01	100	1	0	0	1	0	**1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings, open space, and landscaping (Reserved Matters application)	GF	7.17	9	67	50	0	17	0	**17**
Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access, landscaping, drainage and public open space (phased development of 146 dwellings in phase 1, 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	15	250	61	99	90	0	**189**
Moreton-in-Marsh	20/03082	20/03082/FUL	The Old Bank, Bourton Road, GL56 0AR	Change of use of building to form 1no. dwelling	BF	0.02	50	1	0	0	1	0	**1**
Moreton-in-Marsh	23/00003	23/00003/FUL	21 High Street, GL56 0BJ	Change of use of redundant store and erection of single storey extension to form a one bed flat	BF	0.03	33	1	0	0	1	0	**1**
Moreton-in-Marsh	23/03780	23/03780/FUL	Barklay House, High Street, GL56 0AX	Change of use of upper floors, including internal and external alterations to facilitate the creation of an independent residential	BF	0.011	91	1	0	1	0	0	**1**

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				flat and reinstate appropriate fenestration style to the front and side elevations									
Naunton	19/03261	19/03261/FUL	Land and barn west of Church Farm House	Change of use of barn to dwelling	GF	0.07	14	1	0	1	0	0	**1**
Naunton	21/03216	23/00017/FUL	Brockhill Farm, GL54 3AZ	Demolition of existing dwelling and equestrian buildings and erection of a replacement dwelling and ancillary buildings, with associated landscaping and access alterations	BF	17.02	0	1	0	1	0	1	**0**
Naunton	22/03964	22/03964/PLP	Land and building east of 3 Littlesworth	Permission in principle for the erection of up to two dwellings. Demolition of existing storage building	BF	0.09	22	2	0	2	0	0	**2**
Naunton	23/00150	23/00150/FUL	Land parcel at E412426 N224183, South of Labri Cottage	Proposed agricultural and equestrian development with incorporated rural worker`s dwelling and construction of associated hardstanding (partially retrospective)	GF	0.8	1	1	0	1	0	0	**1**
Naunton	23/01896	23/01896/FUL	Church Farm, GL54 3AJ	Conversion of a disused storage barn to a single dwellinghouse (Resubmission)	GF	0.11	9	1	0	1	0	0	**1**
Naunton	23/02322	23/03298/FUL	Hill Barn Farm, GL54 3AZ	Demolition of existing building, erection of annex, conversion of existing building for ancillary residential use and associated works	BF	1.25	1	1	0	0	1	0	**1**
Naunton	23/03879	23/03879/FUL	Land And Barn South East Of Naunton Downs Farmhouse	Conversion of agricultural barn into a dwelling with associated extensions, alterations and works	GF	0.22	5	1	0	1	0	0	**1**

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Naunton	24/01784	24/01784/FUL	Ben Pauling Racing, Naunton Downs Estate, GL54 3AE	Change of use of the first floor of existing equine welfare barn to provide grooms` accommodation	GF	0.07	14	1	0	1	0	0	**1**
North Cerney	1969.1	22/02950/FUL	Scrubditch Farm	Conversion of main barn and stable block to dwellinghouse, demolition, conversion and erection of outbuildings, addition of PV panels and associated works (revised scheme following approved permission - 13/04199/FUL)	GF	0.47	2	1	0	0	1	0	**1**
North Cerney	22/02698	22/02698/FUL	The Meeting Room Hall, Woodmancote	Erection of detached dwelling and creation of vehicular access	BF	0.03	33	1	0	0	1	0	**1**
North Cerney	23/04010	22/03621/FUL	The Grange, Woodmancote, GL7 7EA	Extension and remodelling of existing garage to create ancillary residential accommodation to host dwelling. Erection of Pedestrian and Vehicle gates and other associated works	BF	1.67	1	1	0	0	1	0	**1**
North Cerney	24/02235	24/02235/FUL	Chapel Farm, Chapel Lane, GL7 7DE	Change of use of farm house and outbuilding from its current status as commercial/office use back to its original use as residential	BF	0.077	13	1	0	0	1	0	**1**
Northleach with Eastington	20/04545	20/04545/FUL	Crickley Barrow Farm, Crickley Barrow, GL54 3QA	Conversion of a Dutch barn to create a single dwelling with integral carer`s accommodation	GF	0.5	2	1	0	0	1	0	**1**
Northleach with Eastington	21/03228	21/03228/FUL	Upper End Farm, Eastington, GL54 3PJ	Proposed conversion of Upper End Barn to a single dwelling	GF	0.052	19	1	0	1	0	0	**1**

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Northleach with Eastington	22/01954	22/01954/FUL	Stable Building, All Alone Lane	Conversion of a stable building to a single dwellinghouse and associated works	GF	0.09	11	1	0	0	1	0	**1**
Northleach with Eastington	23/03126	23/03126/FUL	The Black Cat Cafe, Market Place, GL54 3EE	Refurbishment and conversion of Black Cat Cafe and current residential accommodation over to form cafe with self-contained accommodation over. Form new access to first floor via new stair in pitches. Roof addition to existing flat roofed block to west of main building	BF	0.02	50	1	0	1	0	1	**0**
Oddington	2250.3	23/02369/TDC	Brae Croft, Upper Oddington, GL56 0XJ	Technical Details Consent for erection of 1 no. dwelling following grant of Permission in Principle ref 23/01504/PLP	GF	0.26	4	1	0	1	0	0	**1**
Oddington	7988	22/01736/FUL	Banks Farm, Upper Oddington, GL56 0XG	Construction of a new dwelling following the demolition of a modern portal framed building in place of extant permission reference 19/02620/FUL (for the conversion of modern agricultural building to two dwelling houses)	GF	0.18	6	1	0	0	1	0	**1**
Oddington	23/02283	23/02283/FUL	Gardners Cottage, Back Lane, GL56 0XL	Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works	BF	0.06	17	1	0	0	1	0	**1**
Oddington	23/03878	23/03878/FUL	Fox Furlong, Upper Oddington, GL56 0XJ	Demolition of existing pottery studio and erection of new dwelling and associated new vehicular access (Alternative to planning permission reference 22/00813/FUL)	BF	0.13	8	1	0	1	0	0	**1**
Poole Keynes	23/03334	23/03334/FUL	Ash Farmhouse, GL7 6EG	Conversion of existing stone barn to a residential annex	BF	0.39	3	1	0	0	1	0	**1**

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Poulton	22/02845	22/02845/FUL	The Haven London Road, GL7 5JQ	Demolition of existing bungalow and erection of two storey dwelling with associated works	BF	0.18	6	1	0	0	1	0	**1**
Poulton	24/00116	24/00116/FUL	Thornhedge, Ashbrook Lane, Poulton, GL7 5JF	Demolition of existing dwelling and erection of replacement dwelling with garage and associated works	BF	0.17	6	1	0	0	1	1	**0**
Preston	24/00765	24/00765/FUL	Forty Farm, Kingshill Lane, GL7 5PP	Conversion of agricultural outbuilding to residential use	BF	0.03	33	1	0	1	0	0	**1**
Preston	24/03404	24/03404/FUL	Preston Croft Preston, GL7 5PR	Conversion of stables into ancillary accommodation	BF	0.01	100	1	0	1	0	0	**1**
Rendcomb	21/02074	21/02074/FUL	Land at Grid Reference 402240 210540, Rendcomb Buildings, Marsden Estate	Conversion of three barns into 2 dwellings, garage, storage and office space and associated works	GF	0.62	3	2	0	0	2	0	**2**
Rendcomb	22/01623	22/01623/FUL	Greenmeadow Farm, GL7 7DF	Conversion of traditional farm buildings to form 2 no. dwellings	GF	1.04	2	2	0	0	2	0	**2**
Rendcomb	24/00406	24/00406/FUL	Building I B, Cheltenham Road	Conversion of Building I (B) from a residential live/work unit to an independent dwelling	BF	0.12	8	1	0	1	0	1	**0**
Rodmarton	21/04654	21/04654/FUL	Manor Farm, Tarlton, GL7 6PA	Conversion of agricultural buildings to one domestic dwelling and associated works	GF	0.28	4	1	0	0	1	0	**1**
Sapperton	3366	23/00437/FUL	Jolly Nice Cafe, Stroud Road, Frampton Mansell, GL6 8HZ	Conversion of former Inn to 2 no. dwellings and erection of 2 no. dwellings with car parking and associated works	BF	0.23	17	4	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Sapperton	3366	23/00437/FUL	Jolly Nice Cafe, Stroud Road, Frampton Mansell, GL6 8HZ	Conversion of former Inn to 2 no. dwellings and erection of 2 no. dwellings with car parking and associated works	BF	0.23	17	4	0	2	0	0	**2**
Sapperton	22/04506	22/04506/FUL	Oxstalls Farm, Frampton Mansell, GL6 8HZ	Erection of replacement dwelling and detached two storey garage and stable	BF	0.18	6	1	0	1	0	1	**0**
Sapperton	23/02445	23/02445/FUL	Kimber Cottage, Frampton Mansell, GL6 8JB	Amalgamation of 2no. dwellings into 1no. dwelling, erection of single storey rear extension, front porch and detached car port, fenestration alterations, addition of PV panels and associated works	BF	0.05	20	1	0	0	1	2	**-1**
Sevenhampton	0609	14/02105/FUL	Craven Arms Inn, Brockhampton, GL54 5XQ	Change of use of residential accommodation to bed and breakfast accommodation and erection of manager`s dwelling	BF	0.26	4	1	0	0	1	0	**1**
Sevenhampton	23/00128	24/00313/FUL	Wychwood, Brockhampton, GL54 5ST	Erection of a replacement dwelling, garage and associated works (alternative to permission 23/00128/FUL)	BF	0.52	2	1	0	1	0	1	**0**
Sevenhampton	23/03700	23/03700/FUL	Sennington House, Park Lane, GL54 5TP	Demolition of existing dwelling, stables and outbuildings and the erection of replacement dwelling with garage, annexe, swimming pool, pool house, landscaping and associated works	BF	2.07	0	1	0	1	0	1	**0**
Sevenhampton	24/00386	24/00386/FUL	Woodleigh, Brockhampton, GL54 5SP	Erection of 3 dwellings with associated access and landscaping	GF	0.4	8	3	0	3	0	0	**3**

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Shipton	2753.1	17/01373/FUL	Manor Farm, Kilham Lane, Shipton Oliffe, GL54 4HY	Conversion of first floor mezzanine with stable/storage building to 2 bedroomed staff accommodation	BF	0.55	2	1	0	1	0	0	**1**
Shipton	22/01363	22/01363/FUL	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	BF	0.11	18	2	0	0	2	2	**0**
Shipton	23/01477	23/01477/FUL	Birchwood (Formerley Eilian), Shipton Oliffe	Erection of 1no. replacement dwelling and 1no. additional dwelling	BF	0.36	6	2	1	0	1	0	**1**
Shipton Moynes	7626	19/01848/CLOPUD	Estate House, Estcourt Estate, Estcourt, GL8 8XF	Proposed dwelling	GF	1.43	1	1	0	1	0	0	**1**
Shipton Moynes	23/01761	23/01761/FUL	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	BF	0.12	8	1	0	0	1	0	**1**
Siddington	19/00051	19/00051/FUL	Land south of the Common, The Common	New single detached dwellinghouse	GF	0.04	25	1	0	1	0	0	**1**
Siddington	20/00400	20/00400/FUL	Land south west of the Byre	Erection of dwelling with detached car port and workshop	GF	0.27	4	1	0	0	1	0	**1**
Siddington	20/00868	20/00868/FUL	Dryleaze Farm Quarry, Ashton Road, GL7 6DB	New dwelling and associated landscaping	BF	59.29	0	1	0	1	0	0	**1**
Siddington	22/00641	22/00641/FUL	The Byre, GL7 6HL	Alteration and conversion of existing garage/workshop building to create 1 x new dwelling with ancillary development	BF	0.29	3	1	0	1	0	0	**1**

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Siddington	23/02841	23/02841/FUL	Hill House, Siddington Road, GL7 1PA	Erection of dwelling with associated works (revised scheme)	GF	0.02	50	1	0	1	0	0	**1**
Somerford Keynes	21/00961	21/00961/FUL	Tall Trees, Water Lane, GL7 6DS	Change of use from a cycle hire facility (E (a) Use Class) to a single residential dwelling (C3 Use Class) (part retrospective)	BF	0.7	1	1	0	1	0	0	**1**
Somerford Keynes	21/02360	21/02360/FUL	Croft House, GL7 6DW	Erection of a new dwelling, associated access and landscaping	BF	0.23	4	1	0	0	1	0	**1**
Somerford Keynes	24/01169	24/01169/FUL	Manor Farm, Shorncote, GL7 6DE	Conversion of equestrian building to single dwellinghouse	BF	0.21	5	1	0	1	0	0	**1**
South Cerney	4065.2	20/01993/AGRPAN	The Butts Farm, Cricklade Road, GL7 5QE	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for the change of use of agricultural building to residential dwelling	GF	0.2	5	1	0	0	1	0	**1**
South Cerney	6216	19/03503/FUL	Crown Inn, The Street, Cerney Wick, GL7 5QH	Erection of 2 detached dwellings	BF	0.17	12	2	0	0	2	0	**2**
South Cerney	8950	24/02901/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Erection of a self-build agricultural worker`s dwelling with associated works (revised scheme)	GF	0.1	10	1	0	0	1	0	**1**
South Cerney	8950.1	22/03031/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Change of use of two agricultural barns to 1 no. dwelling house with an annex, pool building and associated works	GF	0.49	2	1	0	0	1	0	**1**
South Cerney	20/01125	23/00587/FUL	Langet End, Upper Up, GL7 5US	Erection of a dwelling, new access and associated works (revised scheme)	GF	0.13	8	1	0	1	0	0	**1**

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South Cerney	22/01332	22/01332/FUL	Hillview Farm, Silver Street, GL7 5TP	Erection of two storey detached dwelling (self-build)	GF	0.17	6	1	0	1	0	0	**1**
South Cerney	23/00353	23/00353/FUL	The Willows, Wildmoorway Lane, GL7 5UZ	Erection of a replacement dwelling	BF	1.7	1	1	0	1	0	1	**0**
South Cerney	23/02101	23/02101/FUL	Land and properties at Berkeley Close, GL7 5UN	Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages, stopping up of existing highway and the erection of 82 no. new residential units, the retention and refurbishment of 2 existing residential units, together with associated new proposed adopted highway, access drives, open space, external works and landscaping	BF	4.37	19	84	0	84	0	56	**28**
South Cerney	24/00887	24/00887/FUL	19 Broadway Lane, GL7 5UH	Erection of two dwellings and associated ancillary works	GF	0.09	22	2	0	2	0	0	**2**
South Cerney	24/00956	24/00956/FUL	Hideaway, Bow Wow, GL7 5TW	Erection of replacement dwelling together with alteration and extension of existing ancillary outbuilding and other associated works	BF	0.12	8	1	0	1	0	1	**0**
South Cerney	24/03609	24/03609/FUL	The Shed, Clay Meadow, Cirencester Road, GL7 6HU	Change of use of farm building to one `self-build` dwelling house with associated conversion and associated works (revised scheme)	GF	0.47	2	1	0	1	0	0	**1**
South Cerney	25/00144	25/00144/FUL	The Hive, Silver Street, GL7 5TP	Erection of an ancillary annexe	GF	0.08	13	1	0	1	0	0	**1**
Southrop	24/02123	24/02123/FUL	Keble Cottage, GL7 3NU	Internal alterations to 2x semi-detached cottages to form a single dwelling. The	BF	0.046	22	1	0	1	0	2	**-1**

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				scope includes re-opening previously blocked connections + the formation of new connections									
Stow-on-the-Wold	0418	22/02858/FUL	Vanburgh House, Park Street, GL54 1AQ	Change of use from A1 to C3 with alterations to fenestration, cladding and associated works for the creation of a single residential dwelling	BF	0.06	17	1	0	1	0	0	**1**
Stow-on-the-Wold	2184	22/02593/FUL	Naldra, St Edwards Drive, GL54 1AW	Demolition of existing bungalow and erection of two storey dwelling	BF	0.08	13	1	0	0	1	1	**0**
Stow-on-the-Wold	22/01328	22/01328/FUL	Ways End Back Walls	Demolition of existing dwelling and erection of a single dwelling and associated parking	BF	0.03	33	1	0	1	0	1	**0**
Stow-on-the-Wold	22/03688	22/03688/FUL	Martin House, Sheep Street, GL54 1AA	Change of Use of Martin House from a single dwelling to 2no. two bedroom apartments, with associated works	BF	0.01	200	2	0	0	2	1	**1**
Stow-on-the-Wold	22/03931	22/03931/FUL	12 Maugersbury Park, GL54 1DU	Demolition of existing garage building and erection of new self-contained granny annexe	BF	0.16	6	1	0	1	0	0	**1**
Stow-on-the-Wold	23/01513	23/01513/FUL	Land north of Oddington Road	Exception site for 37 affordable homes (22 rented and 15 shared ownership)	GF	1.97	19	37	0	37	0	0	**37**
Swell	3287	23/03145/FUL	Ferndale, Lower Swell, GL54 1LH	Erection of a single dwelling (in place of dwelling approved under permission 09/01969/FUL)	BF	0.07	14	1	0	1	0	0	**1**
Swell	7163.2	22/00528/FUL	Flagstone Farm, Upper Swell, GL54 1ER	Conversion of 2no. former barns into a single residential dwelling with connecting link	GF	0.2	5	1	0	0	1	0	**1**

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Swell	24/03444	24/03444/FUL	Flagstone House, Upper Swell, GL54 1ER	Conversion of the existing stables into ancillary accommodation	BF	0.16	6	1	0	1	0	0	**1**
Syde	22/02193	24/02787/FUL	Land and Barn south east of 1 Church Cottages	Barn conversion to single self-build dwellinghouse (Mill Barn); Conversion of outbuilding to the north (the Reading Room) to an ancillary outbuilding	GF	0.05	20	1	0	1	0	0	**1**
Temple Guiting	3203	19/04042/FUL	Pinnock Water Pumping Station	Partial demolition, change of use, conversion and extension of former water pumping station to create a three bedroomed dwelling	BF	0.069	14	1	0	1	0	0	**1**
Temple Guiting	21/00568	21/00568/FUL	Ford Manor House, Ford, GL54 5RU	Demolition of two stable buildings, alteration, extension and conversion of Dutch barn and lean-to to form 1no. dwellinghouse and associated works	BF	0.22	5	1	0	0	1	0	**1**
Temple Guiting	23/01641	23/01641/FUL	The Cabin, The Hitchins Farm, GL54 5SG	Retention of log cabin as rural worker`s dwelling	BF	0.2	5	1	0	1	0	0	**1**
Temple Guiting	23/02562	23/02562/FUL	Ford Hill Farm, GL54 5XU	Conversion of former barn and stables to form ancillary accommodation with associated works	GF	0.95	1	1	0	1	0	0	**1**
Temple Guiting	23/03932	23/03932/FUL	Land Parcel At Lotts Barn	Conversion of agricultural barns to a single residential dwelling with associated works	GF	1.16	1	1	0	0	1	0	**1**
Temple Guiting	24/02612	24/02612/FUL	Stone Barn, Kineton, Guiting Power	Removal of condition 5 (holiday let use) of permission 23/02108/FUL (Alterations and extensions to existing traditional stone barn (part) to form a holiday let, provision of private foul water facility, formation of parking space - Variation of condition 2	GF	0.07	14	1	0	0	1	0	**1**

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				(plans) of 22/01099/FUL to enable design changes) to enable use of building as an unrestricted dwellinghouse									
Tetbury	2124	24/03616/FUL	20 Hampton Street	Change of use from ground floor retail unit (Class E) to a single dwelling (C3) and window alterations	BF	0.0035	286	1	0	1	0	0	**1**
Tetbury	3256	23/02424/FUL	Land north of Cirencester Road, GL8 8SA	Erection of buildings to expand an existing care village together with landscaping, parking, access and associated works	BF	2.02	65	131	68	63	0	0	**63**
Tetbury	7480	22/01086/FUL	Land parcel off Cirencester Road	Erection of dwelling (revision of lapsed permission 16/00429/FUL)	BF	0.04	25	1	0	1	0	0	**1**
Tetbury	20/01306	20/01306/FUL	Dolphins Hall, New Church Street, GL8 8DS	New Community Hall and Sports and Youth Building; pair of semi-detached dwellings and all associated landscaping	BF	0.46	4	2	0	2	0	0	**2**
Tetbury	21/00549	21/00549/FUL	Northfield Garage, London Road, GL8 8HW	45 residential dwellings with associated garages/parking, including demolition of existing petrol filling station and other existing buildings	BF	0.94	48	45	0	6	39	0	**45**
Tetbury	23/02458	23/02458/FUL	20 Long Street, GL8 8AQ	Change of use to first floor to allow additional restaurant area and also to second floor to create one bedroom flat. Addition of external rear staircase and other associated works	BF	0.02	50	1	0	0	1	0	**1**
Tetbury	23/02682	23/02682/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Mixed use development comprising healthcare facility, 27 dwellings (including 11 affordable units), landscaping, site access, internal estate road and associated works	GF	2.45	11	27	0	27	0	0	**27**

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Tetbury	23/03253	23/03253/FUL	The Stone House, 36 Long Street, GL8 8AQ	Conversion into a residential property, erection of the link and associated internal and external works	BF	0.07	14	1	0	0	1	0	**1**
Tetbury	23/04044	23/04044/FUL	The Barn, The Chipping	Conversion of existing stonewalled barn into single dwelling space	BF	0.04	25	1	0	0	1	0	**1**
Tetbury	24/03187	24/03187/FUL	Greyhound Inn, 3 Hampton Street, GL8 8JN	Conversion of public house (Sui Generis) to three dwellings (Use Class C3), including a rear extension and demolition of outbuilding [former skittle alley], with associated hard and soft landscaping	BF	0.06	50	3	0	3	0	0	**3**
Tetbury Upton	2039	02/02877/FUL	Manor Farm, Doughton	Change of use from agricultural barns to 5 dwellings	GF	0.6	8	5	3	2	0	0	**2**
Tetbury Upton	23/00698	23/00698/FUL	Upton Grove, GL8 8LP	Demolition of majority of rear wing and storage building, conversion of remaining former dairy building to one dwelling and erection of garage.	GF	0.29	3	1	0	0	1	0	**1**
Todenham	5367.1	20/02628/FUL	Desmond House, GL56 9PF	Erection of 1no. detached dwelling	GF	0.14	7	1	0	1	0	0	**1**
Todenham	5662	17/02973/FUL	Land east of Becket Close	Erection of a detached dwelling and associated works	GF	0.15	7	1	0	0	1	0	**1**
Todenham	9055.2	23/02752/FUL	Land adjacent to Glebe Farm Bungalow, GL56 9NZ	Erection of a dwelling and garage	GF	0.11	9	1	0	0	1	0	**1**
Todenham	22/00471	22/00471/FUL	Lower Manor Farm, GL56 9PN	Conversion of agricultural barn to residential accommodation	GF	0.2	5	1	0	1	0	0	**1**
Todenham	23/02468	23/02468/FUL	Homestallend House, GL56 9PF	Demolition of existing dwelling and erection of two new dwellings with associated works	BF	0.11	18	2	0	2	0	1	**1**

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Upper Rissington	8810	22/03827/FUL	15 Avro Road, GL54 2NU	New 3 bedroom house and other associated works	GF	0.04	25	1	0	1	0	0	**1**
Upper Rissington	23/02520	23/02520/FUL	Land at Sandy Lane Court	Erection of 4no. dwellings and associated works	BF	0.09	44	4	0	0	4	0	**4**
Upper Rissington	24/01125	24/01125/FUL	Annex at 18 Mitchell Way	Proposed single-storey rear extension to detached garage to create an annex to dwelling and conversion of existing garage into annex	BF	0.03	33	1	0	0	1	0	**1**
Upper Rissington	24/02321	24/02321/FUL	8 Sandy Lane Court, GL54 2NF	Subdivision of property, convert and extend into 1 self-build dwelling	BF	0.01	100	1	0	1	0	0	**1**
Westcote	1019.2	21/02632/FUL	The Quarry, Nether Westcote, OX7 6SD	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	BF	0.35	11	4	2	0	2	0	**2**
Westcote	4564.2	20/03726/FUL	Church Farm Buildings, OX7 6SD	Redevelopment of existing barn and surrounding yard to create 3 no. dwellings within the current envelope, with associated parking structures and landscaping	GF	0.22	14	3	0	0	3	0	**3**
Westcote	22/02988	23/03385/FUL	Field Farm, Nether Westcote	Erection of a new dwelling and garage within the residential curtilage of an existing dwelling (revised scheme)	GF	0.14	7	1	0	0	1	0	**1**
Westcote	24/01453	24/01453/FUL	Downcroft, Church Westcote, OX7 6SL	Demolition of existing dwelling and erection of a self-build replacement dwelling with associated landscaping and access alterations	BF	0.97	1	1	0	0	1	0	**1**
Weston Subedge	2595	17/03004/REM	Brymbo, Honeybourne Lane, GL55 6PU	Demolish existing dwelling and erect two dwellings (reserved matters following 15/02695/OUT)	BF	0.17	12	2	1	0	1	0	**1**

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Weston Subedge	23/00171	24/00734/FUL	Top Farm, GL55 6QU	Conversion of a modern barn into two residential units, together with associated residential curtilages, parking and outdoor amenity areas	GF	0.26	8	2	0	1	1	0	**2**
Westonbirt with Lasborough	23/02872	23/02872/FUL	Land and building south of the Old Stables, Home Farm, Easton Grey Road	Proposed conversion of building to dwelling	GF	0.03	33	1	0	1	0	0	**1**
Westonbirt with Lasborough	24/01187	24/01187/FUL	Morley House, Bath Road, GL8 8QT	Proposed extension to garage to form self-contained annex	BF	0.37	3	1	0	1	0	0	**1**
Whittington	6316.2	23/00308/FUL	Wycomb Loft Annexe, Syreford, GL54 5SJ	Erection of self-build replacement dwelling and garage. Demolition of existing dwelling and garage	BF	0.247	4	1	0	0	1	1	**0**
Whittington	6694.2	21/01919/PLP	Whittington Lodge Farm, GL54 4HB	Construction of single dwelling within existing residential garden	GF	0.1	10	1	0	1	0	0	**1**
Wick Rissington	1328.1	19/04573/FUL	Laurence House, GL54 2PN	Conversion and extension of existing stabling and garaging to create self-contained staff accommodation and associated relocation of existing stables (amendment to previously approved application 16/03743/FUL)	BF	0.54	2	1	0	0	1	0	**1**
Wick Rissington	21/03104	21/03104/FUL	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	BF	1.11	1	1	0	0	1	0	**1**
Wick Rissington	22/01524	22/01524/FUL	Garage Building, Wyck Hill Court, Wyck Hill	Conversion of existing garage building to dwellinghouse and erection of carport	BF	0.11	9	1	0	0	1	0	**1**

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Wick Rissington	23/00417	23/00417/FUL	Former Wyck Hill Nursery Wyck Hill, GL54 1HY	Erection of a dwelling of exceptional quality (paragraph 80e) plus associated hard and soft landscaping	GF	1.04	1	1	0	1	0	0	**1**
Wick Rissington	24/00280	24/00280/FUL	Little Orchard, GL54 2PN	Demolition of existing dwelling and erection of replacement dwelling with associated works	BF	0.44	2	1	0	1	0	1	**0**
Willersey	5602	13/05112/FUL	1 The Long House, Main Street	Conversion of Hewins Barn to provide separate dwelling	BF	0.1	10	1	0	0	1	0	**1**
Willersey	21/01070	24/00686/TDC	Brookville, Broadway Road, WR12 7PH	Technical Details Consent for one dwelling and associated works following grant of Permission in Principle (ref: 21/01070/PLP)	GF	0.07	14	1	0	0	1	0	**1**
Willersey	21/04088	21/04088/FUL	Willersey Farm Stables, Badsey Lane, WR11 7HF	Conversion of 2no. barns to form 3no. residential dwellings and associated works	GF	0.39	8	3	0	3	0	0	**3**
Willersey	22/03959	22/03959/PLP	Land to the east of Willersey Lodge, Campden Lane	Permission in principle application for the erection of 1 dwelling	GF	0.99	1	1	0	1	0	0	**1**
Willersey	23/02590	23/02590/FUL	Manor House, Main Street, WR12 7PJ	Proposed conversion of garage to accommodation, new and replacement roof lights, new external joinery and internal alterations	BF	0.316 021	3	1	0	0	1	0	**1**
Willersey	23/03814	23/03814/FUL	Field House, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	BF	0.48	10	5	0	0	5	0	**5**
Willersey	24/00152	24/00152/FUL	Highlands, Broadway Road, WR12 7PH	Proposed conversion of existing garage to annexe	BF	0.08	13	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Density (dwelling / Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Windrush	20/00561	20/00561/AGRPAN	Barn referred to as Lower Barn	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q for conversion of barn to form new dwelling	GF	0.8	1	1	0	0	1	0	**1**
Withington	4531	22/01596/FUL	Kings Head Inn, Kings Head Lane, GL54 4BD	Change of use from Public House to a single dwelling house and associated extensions, alterations and demolitions	BF	0.22	5	1	0	1	0	0	**1**
Withington	21/03583	21/03583/FUL	Shornhill Farm, GL54 4BJ	Fenestration alterations and installation of 1no. flue to facilitate conversion of barn to form 1no. detached new dwelling, new access and associated landscaping	GF	0.09	11	1	0	0	1	0	**1**
Withington	22/02082	23/02826/FUL	Shornhill Farm, GL54 4BJ	Change of use of barn to form dwelling with associated works including access and landscaping (revised scheme following approved permission - 22/02082/FUL)	GF	0.065	15	1	0	0	1	0	**1**
Withington	23/01038	24/00829/FUL	Fulford, Withington Road, GL54 4LL	Conversion of barn to residential dwelling and associated works	GF	0.12	8	1	0	0	1	0	**1**
Withington	23/02152	23/02152/FUL	Fulford, Withington Road, GL54 4LL	Erection of replacement dwelling including garage and swimming pool with associated works	BF	0.49	2	1	0	1	0	1	**0**
Withington	24/00951	24/00951/FUL	Lovat Cottage, GL54 4BB	Demolition of existing workshop and erection of a 1 bed dwelling and associated works	BF	0.07	14	1	0	1	0	0	**1**
										3,133	**475**	**108**	**3,500**

10. Lapsed Planning Permissions in 2024/25

10.1 Table 19 lists the planning permissions that lapsed in 2024/25.

Table 19 – Lapsed planning permissions

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Bourton-on-the-Water	20/04313	20/04313/FUL	Car Park adjacent to Bourton Vale Garage, Station Road	Part change of use of car park, and construction of 8 one bedroom maisonettes	8
Bourton-on-the-Water	20/04649	20/04649/FUL	4 South Lawn, Victoria Street, GL54 2FE	Replacement dwelling (resubmission of application 20/00736/FUL)	0
Brimpsfield	20/01258	20/01258/FUL	Brimpsfield Park Estate, GL4 8LE	Conversion of barn to residential use (revision to 19/02129/FUL for independent dwelling, alternative openings and creation of amenity area)	1
Cirencester	3894	21/02067/FUL	Forum House, South Way, GL7 1LJ	Demolition of the existing two storey building and replacement by a four storey residential property containing 10 flats with a retail unit on the ground floor	10
Cirencester	20/04617	20/04617/FUL	Magna Partnership Ltd, 2 Park Lane, GL7 2BS	Proposed Conversion of Top Floor Office (Class E) to 1 No. Residential Flat (Class C3)	1
Cirencester	21/01176	21/01176/FUL	17 Cricklade Street, GL7 1HY	Partial demolition, shop refurbishment at ground floor level and change of use and extension of upper parts to C3(a) residential	3
Cirencester	21/02439	21/02439/FUL	4A The Wool Market, Dyer Street, GL7 2PR	Change of use of first floor from office / retail to residential to form three flats including terrace	3
Cirencester	21/02892	21/02892/FUL	23 Castle Street	Conversion of first floor retail storage to 4 residential units and construction of an additional 4 residential units above forming second floor	8
Evenlode	21/01633	21/01633/FUL	Home Farm Buildings	Conversion of agricultural barn to residential dwelling, demolition of Dutch barn, demolition of part of an agricultural barn, conversion of part of barn to car port and ancillary studio/office, erection of shed and barbecue area, creation of outdoor swimming pool and provision of a soft landscaping scheme	1

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Maugersbury	21/03630	21/03630/FUL	Stonewell Cottage, GL54 1HP	Change of use of holiday let (use class C3) to dwelling (use class C3)	1
Mickleton	5903.3	22/00541/FUL	Birchfield, Broad Marston Lane, GL55 6SF	Demolition of existing dwelling and erection of replacement dwelling and associated parking	0
Moreton-in-Marsh	20/04332	20/04332/FUL	30 Jameson Court, GL56 0EW	Conversion of 1no. dwelling to form 2no. flats	1
Poole Keynes	8772	21/03682/FUL	Mary`s Cottage, 100 Poole Keynes	Demolition of rear single storey extension, partial two and partial single storey extensions	1
Preston	21/00950	21/00950/FUL	Ivor Webb and Sons Garage, Cherry Tree Lane, GL7 5DT	Conversion of garage to 5 no. dwellings, with associated parking and landscaping	5
Tetbury	20/02447	20/02447/FUL	The Counting House, 10 - 12, Long Street, GL8 8AA	Change of use of ground floor from Class E (Financial & Professional Services) to Class C3 (Residential Use) to form 3 apartments and insertion of window to rear single storey extension	3
Upper Rissington	20/03198	20/03198/FUL	Land parcel adj to 10 De Havilland Road	Erection of 1no. detached dwelling and associated works	1
				Total	**47**

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Draft document for Council governance process July and August 2026

Cotswold District Residential Land Monitoring Statistics

For the monitoring period 1 April 2025 to 31 March 2026

COTSWOLD
District Council

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1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of dwellings. A survey is undertaken every year of each site to determine the number of dwellings that have been completed or are under construction and any permissions that have expired. This report sets out the findings of these surveys. It also includes data on historic annual dwelling completions, as well as data on several Cotswold District Local Plan 2011-2031 (the Local Plan) monitoring indicators.

1.2 The information provided in this document shows net changes to dwelling stock, as it is the net increases that count towards meeting the Local Plan's housing requirement. Therefore, account is taken of any loss of dwellings that has occurred. Some sites may show a loss this year where a dwelling has been demolished or is in the process of being subdivided or converted. These sites may also appear in the commitments section as the replacement dwellings are either not started or are under construction.

1.3 The monitoring period covered in this report spans 1 April 2025 to 31 March 2026. While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the report set out?

1.4 The report is divided into eleven sections:

- Section 1 provides an introduction to the report, outlining its purpose, scope and methodology. It explains how housing data is monitored through annual surveys of planning permissions, completions and sites under construction, and confirms that the figures represent net changes to the dwelling stock, including both gains and losses.
- Section 2 presents a summary of residential development across the District. It sets out total completions and commitments, including long-term delivery trends since 2011, and provides breakdowns by principal settlements and parishes to illustrate the spatial distribution of housing growth.
- Section 3 highlights corrections and updates made to previously published monitoring data. These amendments ensure consistency and accuracy by addressing issues such as superseded permissions, omitted completions and changes in site status.
- Section 4 examines affordable housing provision, reporting delivery by tenure and summarising overall net gains. It also accounts for any losses from the affordable stock and shows how delivery has varied over time.
- Section 5 reviews provision for Gypsy, Traveller and Travelling Showpeople accommodation. It sets out identified needs, available supply and progress

towards meeting those needs, demonstrating the current position against requirements.

- Section 6 considers care accommodation, including sheltered housing, extra care provision and nursing or residential care facilities. It reviews both completions and commitments and explains how these contribute to meeting the needs of older people.
- Section 7 addresses student accommodation, outlining both completed and committed purpose-built provision and explaining how communal accommodation contributes to the overall housing supply.
- Section 8 monitors progress on a major strategic housing site (The Steadings, Cirencester), setting out the status of outline permission, approved phases and completed development. It tracks delivery in a way that avoids double counting and provides a clear picture of progress over time.
- Section 9 provides a detailed account of all dwellings completed during the monitoring year. It includes site-by-site information and highlights the range of development types contributing to delivery, including small sites, conversions and larger schemes.
- Section 10 sets out all residential commitments at the end of the monitoring period. This includes sites with planning permission that are either not started or under construction, forming the pipeline of future housing supply.
- Section 11 identifies planning permissions that have lapsed during the monitoring year and are no longer expected to contribute to housing delivery. This ensures that the supply figures remain realistic and reflect only deliverable development.

What is included in the figures?

1.5 The figures in this report contain all new dwellings created, including new builds, residential subdivisions, conversions, changes of use and houses restored from dereliction. Agricultural workers' dwellings, tied by a condition or agreement, are also included. In addition, purpose-built, separate homes (e.g. self-contained flats clustered into units with four to six bedrooms) for students are included. Some sheltered or extra care accommodation units are also included where they correspond with the Office of National Statistics' dwelling definition, which is:

"*A self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self-contained household spaces at the same address should be counted together as a single dwelling. Therefore*

a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address"[1]

1.6 Replacement dwellings are calculated for their net delivery, as there may be a loss one year with the gain of the replacement dwelling the following year. The figures exclude ancillary accommodation such as 'granny flats' that are tied by planning condition and cannot become separate permanent units of accommodation. Similarly, holiday lets are not included.

[1] 2011 Census dwelling count guidance note provided for Housing Flow Returns

2. Summary of Residential Development

2.1 Table 1 summarises the net total of completed dwellings and commitments in Cotswold District as of 1 April 2026. There is a net total of 10,953 completed or committed dwellings since 2011, some which are expected to be completed after 31 March 2031 (i.e. the end of the Local Plan period). In addition, a further 191 dwellings' worth of housing has been released to the market resulting from completed or committed C2 Use Class communal accommodation developments.

Table 1 – Net dwelling completions and commitments

Summary	Net figure (dwellings)
Dwelling completions 1 April 2025 to 31 March 2026	240
Dwelling completions 1 April 2011 to 31 March 2026	7,155
Dwelling commitments at 1 April 2026	3,798

2.2 Table 2 summarises the net amount of housing that is released in the housing market resulting from C2 Use Class communal accommodation developments in Cotswold District as of 1 April 2026. The figures derive from Tables 11, 12, 15 and 16.

Table 2 – Net amount of housing released in the housing market resulting from C2 Use Class communal accommodation developments (nursing and residential care bedrooms + students accommodation bedrooms)

Summary	Net dwellings released in housing market
C2 communal accommodation completions 1 April 2025 to 31 March 2026	0
C2 communal accommodation completions 1 April 2011 to 31 March 2026	191
C2 communal accommodation commitments at 1 April 2026	0

2.3 Table 3 summarises the dwelling completions and commitments in the District's Principal Settlements. This includes dwellings within or adjacent to the Development Boundary of the District's Principal Settlements, as defined by the Local Plan. The figures may therefore contain some dwellings in adjoining parishes, which are for practical purposes part of a Principal Settlement.

2.4 A hyphen (–) denotes that there were no completions / completions and a zero (0) denotes that although dwellings are either committed or have been completed, there is no net gain or loss of dwellings.

Table 3 – Net dwelling completions and commitments by Principal Settlement[2]

Principal Settlements	Annual net completions from 1 April 2011															Total completions since 1 April 2011	Commitments at 1 April 2026
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Andoversford	26	23	1	2	10	7	–	–	–	4	–	–	–	–	–	81	2
Blockley	1	–	1	–	4	3	–	3	3	17	10	–	1	2	7	66	13
Bourton-on-the-Water	37	19	1	9	22	108	111	92	14	1	–	-3	2	4	7	432	104
Chipping Campden	-1	23	9	6	1	13	36	4	-4	37	24	20	2	4	–	187	28
Cirencester	363	146	64	67	70	78	155	62	0	12	41	17	36	55	4	1,171	2,492
Down Ampney	1	–	–	–	–	–	–	2	–	–	–	2	–	10	30	45	37
Fairford	–	4	35	89	68	89	114	64	1	15	2	1	3	5	3	505	164
Kemble	–	1	1	–	–	35	16	2	2	–	–	–	23	–	3	97	14
Lechlade	2	3	5	1	2	20	62	1	10	2	-1	1	5	0	2	124	10
Mickleton	–	–	–	1	6	123	44	82	4	4	–	1	-1	–	2	277	7
Moreton-in-Marsh	43	71	172	95	66	37	127	106	60	52	74	-6	70	95	72	1,135	145
Northleach	–	2	8	3	17	–	55	–	1	–	2	–	1	1	–	93	4
South Cerney	2	3	41	54	13	34	8	14	2	22	52	17	8	2	6	296	71
Stow-on-the-Wold	3	23	7	0	2	11	19	54	3	38	62	33	2	5	1	264	41
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	11	–	31	847	116
Upper Rissington	–	–	36	138	146	39	15	–	1	–	2	22	20	–	5	425	4
Willersey	1	–	1	0	–	2	–	30	44	10	–	–	1	1	6	100	36
Outside Principal Settlements	36	70	18	29	86	78	28	55	83	66	45	203	191	80	61	1010	510
District total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**240**	**7,155**	**3,798**

[2] Note, this figure is for Principal Settlements only and does not include areas within the wider parish that are not within or adjoining the Principal Settlement. Similarly, a Principal Settlement totals may include land within more than one parish.

Table 4 – Net dwelling completions and commitments by parish

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Adlestrop (inc. Adlestrop, Daylesford and Daylesford Ho)	–	–	-1	1	–	–	–	–	–	–	–	2	–	–	1	3	–
Aldsworth	–	2	1	-1	4	–	–	–	–	–	0	–	1	–	–	7	–
Ampney Crucis	-1	1	1	4	1	–	2	2	–	–	3	4	1	1	0	19	8
Ampney St Mary	–	–	–	–	–	–	–	3	1	–	–	–	–	–	1	5	–
Ampney St Peter	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Andoversford	26	23	1	2	11	7	1	–	–	4	6	–	–	–	–	81	2
Ashley (inc. Culkerton)	–	–	–	–	–	1	–	–	–	–	–	1	–	-1	–	1	–
Aston Subedge	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Avening (inc. Avening and Nags Head)	5	1	1	–	10	2	1	-2	2	–	3	1	13	7	1	45	19
Bagendon (inc. Bagendon and Perrott's Brook)	1	–	–	1	–	–	–	1	1	4	–	–	–	0	2	10	4
Barnsley	–	–	1	–	–	–	–	–	–	–	–	–	–	4	–	5	2
Barrington (inc. Great Barrington and Little Barrington)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	4
Batsford (inc. Batsford, Dorn and Lower Lemington)	–	–	–	–	–	–	–	–	–	–	–	1	–	–	–	1	–
Baunton	–	–	–	–	2	–	–	1	–	–	–	–	–	1	–	4	0
Beverstone	–	–	–	–	7	1	–	-1	1	–	–	–	–	–	–	8	–
Bibury (inc. Ablington and Bibury)	1	1	-1	1	13	1	3	1	5	-1	3	1	–	–	–	28	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Birdlip (inc. Birdlip and Stockwell)	11	–	2	–	–	3	–	–	–	–	6	–	–	-1	3	24	2
Bledington	–	–	-1	-1	0	2	-1	–	1	1	1	1	1	-1	2	5	4
Blockley (inc. Aston Magna, Blockley, Draycott, Northwick Park and Paxford)	1	–	4	–	5	4	2	5	3	16	11	2	2	4	7	66	13
Bourton-on-the-Hill	–	–	–	–	–	–	1	0	1	1	–	–	1	–	–	4	2
Bourton-on-the-Water	37	20	1	9	22	109	113	93	14	2	–	-4	3	6	7	432	104
Boxwell with Leighterton	–	–	–	1	1	–	–	–	–	1	–	–	–	1	–	4	5
Brimpsfield (inc. Brimpsfield and Caudle Green)	–	4	2	–	1	2	1	3	–	1	–	–	–	–	4	18	1
Broadwell	–	–	–	–	5	0	–	–	2	1	–	1	0	-1	2	10	9
Chedworth (inc. Chedworth and Fossebridge)	1	–	0	–	-1	1	1	2	–	0	–	3	1	2	1	11	13
Cherington	–	1	0	-1	-1	2	1	–	–	–	1	–	–	–	–	3	–
Chipping Campden (inc. Broad Campden and Chipping Campden)	-1	25	9	6	1	14	36	10	-4	37	24	23	2	5	–	187	28
Cirencester (inc. Cirencester and Stratton)	363	146	64	67	71	78	154	62	0	13	41	17	36	55	4	1171	2,492
Clapton	–	–	–	-1	–	–	–	–	–	–	–	–	–	–	–	-1	1
Coates	–	1	–	–	–	–	–	–	1	1	2	–	–	–	–	5	2

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Coberley (inc. Coberley, Upper Coberley, Coll and Ullenwood)	–	2	–	–	3	2	–	1	–	1	2	10	14	12	5	52	4
Cold Aston	–	–	1	–	–	–	–	–	–	1	1	–	–	–	–	3	4
Colesbourne	–	–	–	1	–	0	–	–	–	–	–	–	–	–	–	1	–
Coln St Aldwyn	-1	1	–	2	2	–	–	1	1	–	–	–	–	-1	–	5	1
Coln St Dennis (inc. Calcot, Coln St Dennis, Coln Rogers and Fossebridge)	–	–	–	-2	0	3	1	–	1	–	1	–	–	-1	1	4	1
Compton Abdale	–	1	–	–	–	–	–	1	–	1	1	–	–	–	–	4	–
Condicote	–	1	–	–	–	–	–	–	–	–	–	–	1	–	–	2	1
Cowley (inc. Cowley and Nettleton)	–	0	–	–	1	–	–	–	–	–	–	-1	–	1	1	2	3
Cutsdean	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1	–
Daglingworth (inc. Daglingworth and Itlay)	–	1	–	–	–	–	2	2	–	–	–	–	–	–	–	5	–
Didmarton	–	–	–	–	–	–	–	–	–	1	–	–	–	1	–	2	6
Donnington	–	–	–	–	–	–	-1	–	–	–	–	1	–	–	–	0	–
Dowdeswell (inc. Lower Dowdeswell and Upper Dowdeswell)	-1	1	–	–	–	1	–	1	0	-2	1	1	–	–	–	2	1
Down Ampney	1	0	–	–	–	–	–	2	–	–	–	2	–	10	30	45	37
Driffield (inc. Driffield and Harnhill)	–	–	–	–	–	–	–	1	–	–	–	–	–	–	2	3	7
Duntisbournes (inc. Duntisbourne Abbots,	–	1	–	–	1	1	–	–	1	–	–	1	–	-2	2	5	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Duntisbourne Leer, Duntisbourne Rouse and Middle Duntisbourne)																	
Eastleach (inc. Eastleach, Eastleach Martin, Eastleach Turville and Fyfield)	–	–	-1	2	–	–	–	-1	1	-1	–	–	–	–	1	1	1
Ebrington (inc. Charingworth, Ebrington, Hidcote Bartrim and Hidcote Boyce)	9	2	0	1	2	2	-1	–	-1	15	5	6	–	2	–	42	6
Edgeworth	1	–	-1	1	–	–	–	–	–	–	–	–	1	–	–	2	2
Elkstone (inc. Cockleford and Elkstone)	–	2	–	–	0	2	–	2	1	–	-1	–	–	–	–	6	4
Evenlode	0	1	–	2	1	-1	-1	1	4	–	–	–	1	–	–	8	1
Fairford (inc. Fairford and Horcott)	-1	4	35	89	68	89	115	63	2	23	3	1	3	8	3	505	164
Farmington	1	-1	-1	1	–	2	–	–	1	–	2	–	1	–	–	6	–
Great Rissington	–	–	–	1	–	2	1	–	1	1	–	–	–	–	–	6	–
Guiting Power	–	1	–	-1	1	–	–	2	–	5	–	–	–	–	–	8	1
Hampnett	–	–	–	–	–	–	–	–	–	1	–	–	–	–	–	1	–
Hatherop	–	–	–	–	–	–	–	–	–	–	–	2	–	–	–	2	–
Hazelton (inc. Hazelton and Salperton)	–	0	–	–	–	1	–	–	–	–	–	–	1	2	4	8	1
Icomb	–	1	-1	–	3	2	1	–	–	–	–	–	–	–	–	6	1
Kemble (inc. Ewen, Kemble and Kemble Wick)	2	3	2	0	–	36	17	4	5	2	-1	1	23	–	3	97	14

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Kempsford (inc. Dunfield, Kempsford and Whelford)	–	3	–	–	18	12	–	–	–	-24	–	11	–	18	–	38	3
Kingscote (inc. Bagpath, Kingscote, Lower Hazlecote and Newington Bagpath)	–	-1	–	3	–	-1	–	1	2	–	-2	–	1	1	2	6	1
Lechlade-on-Thames	3	5	6	1	2	21	63	3	10	1	-1	2	5	1	2	124	10
Little Rissington	–	–	1	–	–	–	1	–	1	0	2	13	–	4	1	23	7
Long Newton	2	2	-1	1	-1	2	–	1	–	0	1	–	1	-1	-1	6	4
Longborough (inc. Ganborough and Longborough)	–	9	0	1	–	-1	2	2	8	7	-1	–	–	-1	4	30	5
Lower Slaughter	–	1	-1	1	–	–	1	–	–	–	–	–	–	–	–	2	–
Maugersbury (inc. Maugersbury and Wyck Hill)	1	0	1	1	–	-1	-6	2	4	1	–	–	–	–	-1	2	4
Maiseyhampton (inc. Meysey Hampton and Sunhill)	0	–	–	–	–	–	0	–	1	–	–	1	1	–	–	3	1
Mickleton	-1	1	–	1	6	130	44	82	5	6	–	1	0	–	2	277	7
Moreton-in-Marsh	43	71	172	95	66	37	127	106	61	52	74	-6	70	95	72	1135	145
Naunton (inc. Ayleworth, Naunton and Upper Harford)	1	–	–	0	1	–	2	1	2	–	–	0	–	1	3	11	5
North Cerney (inc. Calmsden, North Cerney and Woodmancote)	–	–	–	–	–	–	1	3	1	12	–	3	1	1	2	24	2
Northleach with Eastington	0	3	8	3	17	–	55	–	2	–	2	1	1	1	–	93	4

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Notgrove	–	1	–	–	–	–	1	–	–	1	1	1	–	–	–	5	–
Oddington (inc. Lower Oddington and Upper Oddington)	1	-1	2	1	–	–	-1	–	2	–	1	2	–	0	1	8	5
Ozleworth	–	–	1	–	–	–	–	–	–	–	–	–	–	–	–	1	–
Poole Keynes	–	–	–	–	1	–	–	-1	1	1	–	1	1	–	–	4	1
Poulton	–	1	0	–	0	–	2	–	0	1	–	–	8	–	1	13	0
Preston (inc. Norcote and Preston)	2	–	–	–	0	1	–	1	5	1	-1	62	61	7	–	139	282
Quenington	–	–	1	1	–	–	–	–	–	-1	1	1	–	1	–	4	–
Rendcomb (inc. Marsden and Rendcomb)	–	2	–	–	–	1	–	–	–	3	–	–	2	–	–	8	4
Rodmarton (inc. Rodmarton and Tarlton)	–	–	–	–	-1	–	-1	1	–	–	–	4	1	–	–	4	1
Saintbury	–	–	–	–	–	–	–	–	–	–	1	–	–	–	–	1	–
Sapperton (inc. Frampton Mansell and Sapperton)	–	–	–	–	–	2	–	2	3	1	–	–	1	–	–	9	3
Sevenhampton (inc. Brockhampton and Sevenhampton)	-1	2	–	–	–	–	–	0	0	–	–	2	–	–	–	3	4
Sezincote	–	–	–	–	–	–	–	–	–	–	–	–	–	4	–	4	–
Sherborne	–	–	1	–	–	–	–	–	0	–	–	–	–	1	–	2	–
Shipton (inc. Hampen, Shipton Oliffe and Shipton Solers)	–	–	-1	–	–	2	–	–	–	–	–	-1	–	–	–	0	2
Shipton Moyne	-2	3	–	-1	2	0	1	2	–	-1	–	1	–	-1	1	5	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Siddington	2	1	1	1	1	1	3	3	1	2	1	30	58	1	1	107	4
Somerford Keynes (inc. Somerford Keynes and Shorncote)	–	1	–	1	–	4	–	–	1	–	–	2	–	–	1	10	2
South Cerney	3	4	41	55	13	38	9	16	3	24	54	18	9	3	6	296	71
Southrop	3	–	–	–	1	2	–	–	2	–	0	3	–	1	-1	11	–
Stow-on-the-Wold	3	23	7	0	2	11	18	55	4	38	62	33	2	5	1	264	41
Swell (inc. Lower Swell and Upper Swell)	–	1	-1	4	–	–	–	–	1	–	–	–	–	-1	–	4	3
Syde	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	1
Temple Guiting (inc. Barton, Farmcote, Ford, Kineton and Temple Guiting)	–	1	-1	–	1	–	-1	1	2	–	–	–	–	–	2	5	10
Tetbury	13	5	–	9	84	78	119	236	87	96	36	41	12	–	31	847	116
Tetbury Upton (inc. Doughton and Tetbury Upton)	-1	–	1	–	–	–	1	–	–	–	–	–	8	–	1	10	11
Todenham	–	1	1	–	1	–	1	1	1	1	1	1	1	1	1	12	3
Turkdean	–	–	–	–	–	–	–	–	–	–	–	1	–	1	–	2	–
Upper Rissington	–	–	36	138	146	40	15	–	1	–	2	22	20	–	5	425	4
Upper Slaughter	–	–	–	-2	1	–	1	–	–	–	–	–	3	–	–	3	–
Westcote (inc. Church Westcote and Nether Westcote)	-1	3	2	–	1	–	1	–	0	1	–	–	–	2	6	15	1

Parish	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Net completions since 1 April 2011	Total commitments at 1 April 2026
Westonbirt with Lasborough	–	2	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2
Weston Subedge (inc. Weston-sub-Edge)	–	1	1	1	–	2	0	-1	1	–	0	–	–	–	1	6	2
Whittington (inc. Syreford and Whittington)	–	2	-1	1	1	2	–	–	–	–	–	–	–	–	–	5	1
Wick Rissington (inc. Wyck Rissington)	–	–	–	–	–	–	–	–	6	–	–	–	–	-1	2	7	3
Willersey	1	–	1	0	–	2	–	30	48	10	–	–	1	1	6	100	36
Windrush	–	–	–	–	–	–	–	–	–	12	–	20	1	–	–	33	1
Winson	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Winstone	–	–	1	–	–	1	–	–	–	1	–	–	–	–	–	3	–
Withington (inc. Cassey Compton, Foxcote, Hilcot, Withington and Woodbridge)	–	–	3	2	–	–	1	–	0	1	–	2	–	5	–	14	4
Yanworth (inc. Stowell and Yanworth)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0	–
Total	**527**	**393**	**400**	**503**	**597**	**755**	**909**	**807**	**311**	**376**	**349**	**349**	**375**	**264**	**240**	**7,155**	**3,798**

2.5 Table 5 provides the annual dwelling completions in Cotswold District since 1 April 1991.

Table 5 – Annual dwelling completions in Cotswold District (net)

Year	Completions (net)	Year	Completions (net)	Year	Completions (net)
1991/92	126	2003/04	276	2015/16	597
1992/93	412	2004/05	384	2016/17	755
1993/94	400	2005/06	183	2017/18	909
1994/95	394	2006/07	316	2018/19	807
1995/96	389	2007/08	209	2019/20	311
1996/97	180	2008/09	303	2020/21	376
1997/98	180	2009/10	177	2021/22	349
1998/99	263	2010/11	229	2022/23	349
1999/00	350	2011/12	527	2023/24	375
2000/01	441	2012/13	393	2024/25	264
2001/02	327	2013/14	400	2025/26	240
2002/03	214	2014/15	503		

3 Corrections to previous Residential Land Monitoring Statistics Reports

3.1 The following amendments have been identified in relation to previously reported sites and have been updated accordingly within the monitoring dataset:

- Avening – Pimbury Park, GL8 8SF (ref: 20/01140/FUL and 23/03218/FUL) – These applications were previously recorded separately. However, 23/03218/FUL supersedes 20/01140/FUL, and the records have been consolidated accordingly. While the earlier permission could technically still be implemented, it is considered superseded and is therefore no longer included as a commitment.
- Bourton-on-the-Water – Tuesday Cottage, Clapton Row, GL54 2DW (ref: 23/01281/LBC) – Removed from commitments as this permission relates solely to Listed Building Consent and does not constitute a deliverable housing commitment.
- Chipping Campden – Wydlands, Broad Campden, GL55 6RU (ref: 21/00824/FUL and 23/01459/FUL) – These applications were previously recorded separately. However, 23/01459/FUL supersedes 21/00824/FUL, and the records have been consolidated accordingly. While the earlier permission could technically still be implemented, it is considered superseded and is therefore no longer included as a commitment.
- Coberley – National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU (ref: 21/01606/FUL) – Completed in 2024/25 but completion not recorded in previous report.
- Fairford – Manor Farm, London Road, GL7 3DU (ref: 22/02158/FUL) – Updated from 5 under construction (2024/25) to 3 not started, 1 under construction and 1 completed (2025/26) position.
- Kingscote – St Bartholomew's Church, Newington Bagpath, GL8 8UE (ref: 12/03387/FUL) – Previously omitted from Residential Land Monitoring Statistics monitoring; reinstated and recorded as under construction since 2014.
- Tetbury Upton – Close Farm, Bath Road, GL8 8PH (ref: 22/00360/FUL) – Completed in 2023/24 but completion not recorded in previous reports. Also, correction to equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling) (2 dwellings).

4 Affordable Housing Provision

4.1 Table 6 reports on affordable housing delivery (gross) per housing type. The figures show new build completions and conversions, as well as affordable housing lost through demolitions and Right to Buy.

Table 6 – Affordable housing delivery (net)

Year	Affordable Rent	Social Rent	Shared Ownership	Equity Model	Key Worker	First Homes	Losses via Right to Buy	**Total**
2011/12	18	140	64	0	0	0	0	**222**
2012/13	9	92	81	0	0	0	-3	**179**
2013/14	32	37	27	4	0	0	-10	**90**
2014/15	64	21	36	11	0	0	-9	**123**
2015/16	55	0	12	25	0	0	-5	**87**
2016/17	160	6	62	34	0	0	-5	**257**
2017/18	139	3	74	29	0	0	-2	**243**
2018/19	176	22	85	8	0	0	-6	**285**
2019/20	57	20	54	10	0	0	-5	**136**
2020/21	49	17	33	2	13	0	0	**114**
2021/22	12	43	36	8	0	0	-7	**92**
2022/23	22	70	0	0	0	0	0	**92**
2023/24	43	29	26	0	0	0	-3	**95**
2024/25	0	32	20	0	0	4	0	**56**
2025/26	49	8	0	0	0	0	0	**57**
Total	**885**	**540**	**610**	**131**	**13**	**4**	**-55**	**2,128**

5 Gypsy, Traveller and Travelling Showpeople Provision

5.1. The adopted Local Plan identifies a need for 3 additional pitches for Travellers who meet the Ethnic definition over the period 2016-2031 in Cotswold District. There is no identified need for travelling show person accommodation in the district.

5.2. Since the Local Plan was adopted, the (the GTAA) and the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (RRR, November 2022) – addendum for Cotswold District Council (RRR, October 2023) (the GTAA Addendum) have been produced. There continues to be no identified need for travelling show person accommodation in the district. Table 6 identifies the District's Traveller pitch accommodation needs between 2021 and 2031:

Table 7 – Cotswold District Traveller pitch needs (2021-31)

	Ethnic definition
2021-26	10
2026-31	5

5.3. Table 8 identifies the supply of sites, which contribute towards delivering the updated Traveller pitch need. The full Ethnic Definition Traveller pitch need up to 2031 has been delivered.

Table 8 – Supply of Traveller pitch sites (deliverable supply 2026-2031)

Parish	Address	Application Number	Development Description	Completed between 2021-26 (net pitches)	Commitments as of 1 April 2026 (net pitches)	Comments
Maugersbury	Meadowview, Fosseway	22/03763/FUL	Change of use of land from equestrian to residential caravan site with provision of additional 3 no. traveller pitches (partially retrospective)	3	1	This permission formalises the existing use of three pitches and grants planning permission to one further pitch, so delivers the whole 4-pitch site allocation
Coberley	Hillside View, Hartley Lane, Seven Springs	18/04875/FUL	The use of land for the stationing of caravans for residential purposes for 1 no. Gypsy pitch together with the formation of additional hardstanding and utility / dayrooms ancillary to that use, formation of a dayroom for an existing Gypsy pitch	–	1	The site is part of the GTAA 2022's identified need but subsequently gained planning permission on 5 September 2022
South Cerney	Four Acres, Shorncote	N/A	N/A	–	7	The site was surveyed as part of the GTAA 2022 and was found to have 7 vacant pitches
South Cerney	Land off Cricklade Road, GL7 5QE	21/04539/FUL	Change of use of land to 3 No. Traveller pitches and associated works including, 3 No. day rooms, 3 No. mobile homes, 3 No. touring caravans, and hard standing	–	3	Permitted 18.07.2023
South Cerney	Oakfields, Cricklade Road, GL7 5QE	25/01079/FUL	Change of use of land for 5 No. Traveller pitches with car parking, hardstanding and associated works	–	5	Permitted 30.05.2025
South Cerney	Oakfields, Cricklade Road, GL7 5QE	26/00190/FUL	Change of use and installation of 5 residential mobile homes	–	5	Permitted 24.04.2026
			Total	**3**	**22**	

6. Care Accommodation

6.1. Table 9 identifies sheltered housing and extracare housing developments that have been delivered since 1 April 2011. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 9 – Sheltered housing and extracare housing unit completions since 1 April 2011 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Chipping Campden	Former Cotswold Garage, Sheep Street, GL55 6DR	10/03996/FUL	Demolition of garage buildings and erection of a residential building comprising 24 category II sheltered retirement apartments together with ancillary facilities, 8 affordable apartments, access and parking provision	20 completed 2012/13	20
Stow-on-the-Wold	Newlands, Evesham Road	07/01816/FUL	Erection of five sheltered retirement cottages on former orchard site	5 completed 2012/13	5
Stow-on-the-Wold	Newlands, Evesham Road	06/02759/FUL	Fifteen extra care apartments attached to Newlands Nursing Home	15 completed 2012/13	15
Northleach	Fortey House, Fortey Road	13/05124/FUL	Demolition of former eleven-bedsit elderly accommodation block	11 completed 2014/15	-11
Cirencester	Somerford Court, Somerford Road	14/02224/FUL	Redevelopment to form 35 sheltered apartments for the elderly, including communal facilities (Category II type accommodation), access, car parking, and landscaping (resubmission of 13/05142/FUL)	35 completed 2015/16	35

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Tetbury	Land parcel south of Quercus Road	13/04451/REM	Reserved Matters application for the development of 38 Later Living apartments for older persons (pursuant to Outline planning permission ref. 12/01792/OUT)	38 completed 2015/16	38
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	7 completed 2016/17	7
Bourton-on-the-Water	Formerly Pulhams Coaches, Station Road	14/03208/FUL	Erection of 20 (CAT II Type) Retirement Apartments including communal facilities, car parking and landscaping	13 completed 2017/18	13
Cirencester	Le Spa, 42 Gloucester Road, Stratton, GL7 2LA	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	34 completed 2017/18	34
Cirencester	TH White Ltd, Tetbury Road	14/05222/FUL	Demolition of existing garage and redevelopment of the site to form 34 Retirement Living apartments with communal facilities and associated car parking and landscaping.	34 completed 2017/18	34
Moreton-in-Marsh	Former Moreton Bowls Club, Hospital Road	12/02678/FUL	Demolition of existing building and erection of private sheltered accommodation (34 units) for the elderly (Category II type accommodation), communal facilities, landscaping and car parking	34 completed 2017/18	34

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Stow-on-the-Wold	Land north of Tesco	16/00139/REM	Reserved Matters pursuant to Outline permission granted under ref. 13/05360/OUT for the erection of 44 extra care apartments, green open space, car parking and landscaping	44 completed 2018/19	44
Tetbury	Land north of Cirencester Road, GL8 8SA	17/04978/FUL	Amendments to planning application ref 13/05306/FUL (Redevelopment to provide a care village (Use Class C2) comprising residents` accommodation and facilities, landscaping and ancillary works) comprising redesign of approved apartment buildings Blocks 01 and 02, omission of previously approved Block 06 revisions to parking layout, including an additional 14 living units	68 completed 2018/19	68
Willersey	Land parcel west of Field House, Broadway Road	16/01572/FUL	Erection of 30 no. dwellings with access, landscaping and associated infrastructure (Plots 1-10 are age restricted to 55 years+)	11 completed 2019/20	11
Stow-on-the-Wold	Land adjacent to Bretton House, Station Road	17/01218/REM	Reserved Matters application (providing details of appearance, landscaping, layout and scale) pursuant to outline permission 13/05031/OUT for the development of a Continuing Care Retirement Community consisting of extra care accommodation, communal facilities, internal highways, car parking and associated works	30 completed 2020/21 76 completed 2021/22	106

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Cirencester	Chantilly, Baunton Lane, GL7 2LL	20/00340/FUL	Erection of 1 no. dwelling together with associated ancillary development	1 completed 2021/22	1
Moreton-in-Marsh	Former Moreton-in-Marsh Hospital, Hospital Road, GL56 0BS	17/03221/FUL	Residential development of the former Moreton-in-Marsh hospital site to provide 20no. homes (19 retirement homes and 1 open market) (Use Class C3)	9 completed 2021/22 11 completed 2022/23	20
Preston	Land at Siddington Park Farm, GL7 6ET	17/00076/OUT	Part Outline/part detailed full application for planning permission for a revised scheme for the Continuing Care Retirement Community permitted under Application Ref 11/05716/OUT (Use Class C2) and under application Ref 15/02532/OUT (Use Class C2), comprising the extension of earlier site, construction of a central facilities building providing community care services together with provision of 171 Assisted Living Units/Close Care Units together with landscaped grounds, internal highways, parking and associated works	62 completed 2022/23 61 completed 2023/24	123
Cirencester	Sewell House, 45 Chesterton Lane, GL7 1XJ	23/02877/FUL	Change of use from sheltered housing for 6 people to 1no. residential dwelling	minus 1 completed in 2024/25	-1
				Total	**596**

6.3. Table 10 identifies sheltered housing and extracare housing developments that have planning permission at 1 April 2026. The figures are again provided as net additional dwellings.

Table 10 – Sheltered housing and extracare housing unit commitments at 1 April 2026 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	60 not started	60
Bourton-on-the-Water	Former Co-Operative Food, Station Road	24/00627/FUL	Demolition of existing buildings, hardstanding and phased redevelopment to provide a) residential dwellings b) retirement housing and c) shared access drive; with each phase being an independent act of development, along with landscaping, laying of roads, parking, drainage, energy centre and other associated works	56 not started	56

Parish	Address	Planning Application Reference	Development Description	Status	Sheltered & Extra Care Dwellings (net)
Shipton	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	22/01363/FUL	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	2 under construction	2
Tetbury	Land north of Cirencester Road, GL8 8SA	23/02424/FUL	Erection of buildings to expand an existing care village together with landscaping, parking, access and associated works	63 not started	63
				Total	**181**

6.4. Table 11 identifies nursing and residential care developments that have been delivered since 1 April 2011. The figures are provided as net additional bedspaces.

6.5. In accordance with national guidance[3], local planning authorities need to count housing provided for older people, including communal residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

6.6. For communal residential care institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data[4]. This identifies the average number of adults living in households is 1.9 adults per household, which is the relevant conversion ratio for nursing and residential bedspaces in Cotswold District. This means that one dwelling is released to the housing market for every 1.9 nursing or residential bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[5], updated in December 2024.

[3] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[4] PPG: Housing for older and disabled people: Paragraph: 016a Reference ID: 63-016a-20190626; Revision date: 26 June 2019
[5] Housing Delivery Test measurement rule book (December 2024) - GOV.UK: Section 3

Table 11 – Nursing and residential care unit completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Bourton-on-the-Water	Highways Depot, Bourton Industrial Estate, Meadow Way, GL54 2EP	09/00260/FUL	Development of a new 75 bed residential care home with associated car parking	Completed 2011/12	75	39
Bourton-on-the-Water	Salmonsbury House, Station Road, GL54 2BQ	14/00654/FUL	Demolition of residential care home and construction of a new food store with car park and new access	Completed 2012/13	-40	-21
Stow-on-the-Wold	Ashton House, Union Street, GL54 1BU	14/02444/FUL	Demolition of former care home and redevelopment of site with 20 dwellings including garages and associated infrastructure	Completed 2012/13	-43	-23
Tetbury	Abbeyfield, 1 London Road, GL8 8JQ	14/05450/FUL	Change of use from Care Home (Class C2 Use) to 8 single bedroom flats	Completed 2014/15	-12	-6
Tetbury	The Priory Nursing Home, The Chipping, GL8 8ET	17/05083/FUL	Internal and external alterations and change of use to provide 6 residential dwellings	Completed 2015/16	-30	-16
South Cerney	Land at Lake 7, Spine Road East	14/04636/FUL	Erection of a 64 bed Dementia Care Home with associated access, car parking and landscaping	Completed 2016/17	64	34

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Cirencester	Stratton Place, 42 Gloucester Road, Stratton	15/03052/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works	Completed 2017/18	72	38
Stow-on-the-Wold	Land north of Tesco	13/05360/OUT	Development of 44 extra care apartments and green open space (outline application with access to be determined) and the construction of a 48 bed dementia care home with associated access, car parking and landscaping (full application with all details to be determined)	Completed 2019/20	48	25
Tetbury	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)	12/01792/OUT and 16/02483/REM	Erection of a 64 bed care home (Reserved Matters details relating to Access, Appearance, Layout, Landscaping and Scale pursuant to outline planning permission reference 12/01792/OUT)	Completed 2019/20	64	34
Fairford	Hyperion House, London Street	15/03666/FUL	Partial demolition and erection of extension to care home to create 31 bedrooms with refurbishment of the existing building and bedrooms to create a 67 resident care home	Completed 2021/22	31	16
Moreton-in-Marsh	Land to the rear of Aldi, Stow Road	18/02083/FUL	Construction of a 60-bed care home (Class C2) with associated car parking and landscaping	Completed 2023/24	60	32

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
Tetbury	Kingsley House, Gumstool Hill, GL8 8DG	22/01074/FUL	Erection of two-storey rear extension above an existing single storey building of Nursing Care Home	Completed 2023/24	8	4
				Total	**297**	**156**

6.7. Table 12 identifies that there are no nursing and residential care development commitments as of 1 April 2026.

Table 12 – Nursing and residential unit commitments at 1 April 2026 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Nursing or residential care bedspaces (net)	Equivalent number of dwellings (at a rate of 1.9 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

6.8. Policy H4 of the adopted Local Plan identifies a need for 665 Sheltered and extracare housing units (dwellings) and 580 nursing and residential units (bed spaces), which applies from April 2017. Table 13 summaries the District's progress towards delivering these needs.

Table 13 – Net additional dwellings designed for the elderly

	Local Plan requirement	Completed in 2017/18	Completed in 2018/19	Completed in 2019/20	Completed in 2020/21	Completed in 2021/22	Completed in 2022/23	Completed in 2023/24	Completed in 2024/25	Completed in 2025/26	Commitments as of 1 April 2026	Remaining requirement
Sheltered and extracare housing units (dwellings)	665	115	112	–	30	86	73	61	-1	-	181	**8**
Nursing and residential units (bed spaces)	580	72	–	112	–	31	–	68	–	-	–	**297**
Other types of specialist residential accommodation	N/A	–	–	–	–	–	–	–	–	-	–	**–**

7. Student Accommodation

7.1. There are believed to have been no purpose built student dwellings delivered in Cotswold District since 1 April 2011, other than houses in multiple occupation built through permitted development rights and which have not needed planning permission. However, Table 14 identifies committed purpose built student accommodation dwellings at 1 April 2026. The figures are provided as net additional dwellings and are already included within the housing land supply to avoid double counting.

Table 14 – Purpose built student accommodation commitments at 1 April 2026 (dwellings)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
Cirencester	Brewery Court	14/01529/FUL	Mixed use development comprising a four screen cinema, student accommodation, restaurants and cafes, shops and refurbished public realm, including the provision of a new substation and new public toilets, both replacing existing structures	Not started (development has stalled)	110
Cirencester	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	16/00054/OUT	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road,	Not started	100

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation dwellings (net)
			Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road		
				Total	**210**

7.2. Table 15 identifies purpose built communal student accommodation bedrooms that have been completed since 1 April 2011. The figures are provided as net additional bedspaces.

7.3. In accordance with national guidance[6], local planning authorities need to count student communal accommodation, such as halls of residence in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.

7.4. The Census data that identifies the average number of students living in student only accommodation is 2.4 adults per household, which is the relevant conversion ratio for student accommodation in Cotswold District. This means that one dwelling is released to the housing market for every 2.4 student communal accommodation bedrooms that are created. This figure has been calculated in accordance with the latest version of the Government's Housing Delivery Test measurement rule book[7], updated in December 2024.

[6] PPG: Housing supply and delivery: Paragraph: 034 Reference ID: 68-034-20190722; Revision date: 22 July 2019
[7] Housing Delivery Test measurement rule book - GOV.UK: Section 3

Table 15 – Purpose built student accommodation completions since 1 April 2011 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	07/00874/FUL	Demolition of existing buildings and erection of new buildings and extensions to provide reception, therapy, residential and educational accommodation. Formation of new access, service road and parking areas (note: the permission was for 40 bedrooms in three single storey blocks, but only one block of 10 was built)	Completed 2011/12	10	4
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	11/01355/FUL	Alterations and extension to Lake House to provide student accommodation	Completed 2011/12	5	2
Cirencester	Royal Agricultural College, Stroud Road, GL7 6JS	10/02387/FUL	Construction of a new student accommodation building providing bedrooms and construction of new lecture rooms and offices	Completed 2012/13	34	14
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	17/03353/FUL	Proposed Construction of an Outdoor Learning and Activities Classroom and associated works; Conversion of Cotswold Block, day centre building, to Bedroom Accommodation	Completed 2018/19	7	3

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.4 bedspaces / dwelling)
Preston	Preston House, GL7 5PR	18/01316/FUL	Conversion of the existing annexe currently used as student accommodation into additional accommodation for the main dwelling	Completed 2018/19	-1	0
Tetbury	Close Farm, Bath Road, GL8 8PH	22/00360/FUL	Change of use and conversion from office to 5no. student accommodation	Completed 2023/24	5	2
Coberley	National Star College, Ullenwood Manor Road, Ullenwood, GL53 9QU	21/01606/FUL	The construction of day student facility, a student residential accommodation block, an extension to existing building to provide an annex containing student residential accommodation, an additional office building, car parking facility, provision of external recreational and communal space, provision of hard and soft landscaping and associated infrastructure	Completed 2024/25	19	8
				Total	**83**	**35**

7.5. Table 16 identifies committed purpose built student accommodation bedrooms at 1 April 2026. A figure is again provided for accommodation (dwellings) that new student bedrooms release in the wider housing market.

Table 16 – Purpose built student accommodation commitments at 1 April 2026 (bedspaces)

Parish	Address	Planning Application Reference	Development Description	Status	Student accommodation bedrooms (net)	Equivalent number of dwellings (i.e. 2.5 bedspaces / dwelling)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Total	**0**	**0**

8. The Steadings, Cirencester

8.1. Table 17 sets out the planning application progress for residential development at The Steadings strategic site, Cirencester. The site has Outline planning permission for up to 2,350 dwellings, amongst other things. As Reserved Matters applications are approved for individual phases, the number of dwellings associated with these phases is deducted from the outline total in this monitoring report.

8.2. This monitoring approach ensures that each phase of development is recorded and monitored individually, providing a clear and accurate picture of delivery across the site. It also prevents the double counting of dwellings, ensuring that cumulative totals across Outline and Reserved Matters permissions align with the overall approved capacity of 2,350 dwellings.

Table 17 – The Steadings (Cirencester)

Site No.	Application Reference	Address	Development Description	Status
9150	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	2,182 Not Started
9150.1	20/04343/REM	The Steadings Development Phase 1A, Chesterton, Wilkinson Road	Reserved Matters (Phase 1A) pursuant to Outline permission 16/00054/OUT (mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road) for scale, layout, appearance and landscaping for the erection of 68 dwellings with associated open space and landscaping	68 Complete
9150.2	25/02763/REM	The Steadings Development Phase 2A, Cranhams Lane, GL7 6JP	Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance, layout, landscaping and scale for the erection of 100 dwellings, landscaping and public open space for Phase 2 A of the development, and discharge of conditions 11, 16, 18, 48, 56	100 Not Started
			Total	**2,350**

9. Dwelling Completions in 2025/26

9.1. Table 18 lists the completed dwellings in Cotswold District for the 2025/26 monitoring year by individual sites.

Table 18 – Net dwelling completions by individual sites

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Adlestrop	23/02976	23/02976/FUL	Manor Farm House, Schoolers Lane, GL56 0YW	Internal and external alterations to the main house including the demolition of a single-storey extension and the erection of a new single-storey extension amendments to layout and fenestration. Repair and fit out existing ancillary cottage. Conversion of part of the existing barns to create ancillary accommodation. Landscape works including the installation of a new pool and relocation of car parking	BF	0.2	1	0	0	1	0	**1**
Ampney Crucis	24/00369	24/00369/FUL	Little Acre, Hilcot End, GL7 5HG	Erection of replacement dwelling detached garage, swimming pool and associated landscaping works	BF	0.45	1	0	0	1	1	**0**
Ampney St Mary	24/02495	24/02495/FUL	Quarry Farm, GL7 5SR	Change of use of land from agricultural to residential and conversion of outbuilding to 1no. dwelling with Solar PV panels	GF	0.214	1	0	0	1	0	**1**
Avening	21/02281	21/02281/FUL	Land Parcel Easting 387517 Northing 198301, Woodstock Lane	Conversion of agricultural barn into dwelling	GF	0.34	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Bagendon	23/02473	23/02473/FUL	Lyncroft, South Perrotts Brook, Bagendon, GL7 7BW	Erection of a single dwelling with detached garage	GF	0.24	1	0	0	1	0	**1**
Bagendon	2339.2	21/03371/FUL	Lyncroft Farm, GL7 7BW	Erection of one dwelling and double garage	GF	0.15	1	0	0	1	0	**1**
Birdlip	19/01871	19/01871/FUL	High Green Farm, Birdlip, GL4 8JH	Erection of four dwellings with associated access and landscaping	BF	0.33	4	0	0	4	0	**4**
Birdlip	24/00936	25/00411/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	0	1	0	1	**-1**
Bledington	22/02336	22/02336/FUL	Pippin, Stow Road	Demolition of dwelling and outbuildings and the erection of two detached dwellings outbuilding and the formation of access and associated landscaping	BF	0.2	2	0	0	2	0	**2**
Blockley	2553	23/01407/FUL	Haberdashers, Bell Lane, GL56 9ES	Demolition of a single dwelling and erection of 5 dwellings with associated works	BF	0.146	5	0	0	5	0	**5**
Blockley	24/01046	24/01046/FUL	7 Church View, Aston Magna, GL56 9QJ	Erection of a 3 bed dwelling with 2no. parking spaces	GF	0.02	1	0	0	1	0	**1**
Blockley	1638	19/00919/FUL	Ditchford-on-Fosse Cottages, Ditchford, Aston Magna	Replace two cottages with a single residential dwelling	BF	0.1	1	0	0	1	0	**1**
Bourton-on-the-Water	25/02718	25/02718/FUL	38 Roman Way, GL54 2EW	Retrospective subdivision of one unit into two separate units (C3)	BF	0.04	2	0	0	2	1	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Bourton-on-the-Water	20/02397	20/02397/FUL	Malt Cottages, Lansdowne	Erection of 1no. dwelling	GF	0.09	1	0	0	1	0	**1**
Bourton-on-the-Water	21/04295	21/04295/FUL	Murillo, Lansdowne, GL54 2AR	Erection of rear extensions and associated works reversion of 2no dwellings into 1no dwelling	BF	0.01	1	0	0	1	0	**1**
Bourton-on-the-Water	21/04242	23/00727/TDC	Our Lady Help of Christians Catholic Church, Station Road	Technical Details Consent for demolition of vacant church and erection of five dwellings together with associated access parking and landscaping following grant of Permission in Principle (ref: 21/04242/PLP)	BF	0.18	5	0	0	5	0	**5**
Bourton-on-the-Water	2610	23/02905/FUL	The Orchard, Gasworks Lane	Construction of one self-build dwelling and ancillary works	GF	0.35	1	0	0	1	0	**1**
Bourton-on-the-Water	25/00224	25/00224/FUL	1 And 2 South Lawn, Victoria Street, GL54 2FE	Combine 1 and 2 South Lawn to form a single dwelling alterations to windows including new rooflights change of use of land to residential including parking area and landscaping works	BF	0.03	1	0	1	0	2	**-2**
Brimpsfield	24/01226	24/01226/FUL	Blacklaines Farm, GL4 8LH	Conversion and partial demolition of agricultural barns to form 4 no. dwellings with access car parking and landscaping	GF	0.7	4	0	0	4	0	**4**
Broadwell	23/01678	23/01678/FUL	Manor Farm Barn, GL56 0YD	Addition of entrance door replacement windows and other associated works to annex	BF	0.32	1	0	0	1	0	**1**
Broadwell	21/04074	21/04074/FUL	North Rye House, Donnington, GL56 0XU	Change of Use of land and conversion/extension of barn for the creation of a dwelling plus hard and soft landscape works	GF	0.52	1	0	0	1	0	**1**
Chedworth	20/02017	22/03157/FUL	Land north east of Chedworth	Application for Technical Details Consent for 2 No. dwellings (based on a Permission in Principle application (ref. 20/02017/PLP) for the erection of up to 3no. dwellings) (revised)	GF	0.19	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
			Village Hall, GL54 4NE									
Chedworth	23/03836	23/03836/FUL	Land and Building at E405542 N211928, Ballingers Row	Demolition of existing building and erection of dwelling with associated works	BF	0.11	1	0	1	0	1	**-1**
Cirencester	25/03087	25/03087/FUL	6 Chantry Close, GL7 2SA	Retrospective reinstating of two semi-detached dwellings (no.5 & no.6) by sub-dividing the current no.6	BF	0.007	2	0	0	2	1	**1**
Cirencester	25/00982	25/00982/FUL	The Ivy House, 2 Victoria Road, GL7 1EN	Change of Use from C1 (Bed & Breakfast) to C3 Dwellinghouse	BF	0.03	1	0	0	1	0	**1**
Cirencester	24/01170	24/01170/FUL	16 Kingshill, GL7 1DE	Erection of a two-bedroom bungalow	GF	0.04	1	0	0	1	0	**1**
Cirencester	21/02219	21/02219/FUL	Peartrees, Baunton Lane, GL7 2LN	Erection of a single detached four-bedroom dwelling with a new vehicular access within the grounds of Peartrees	GF	0.1	1	0	0	1	0	**1**
Cirencester	21/04204	21/04204/FUL	Barton Hall, 29 Gloucester Street, GL7 2DJ	Change of use and conversion from B1 office to residential dwelling with guest annex, garden and off-street parking	BF	0.06	1	0	0	1	0	**1**
Cirencester	24/03021	24/03021/FUL	86 Dyer Street, GL7 2PF	Change of use from Class E (commercial) to Class C3 (residential) for the creation of 1 no. dwelling (ground floor flat)	BF	0.01	1	0	0	1	0	**1**
Cirencester	0588	15/03910/FUL	30-32 Dollar Street	Change of use from B1 to C3 residential use comprising conversion of existing buildings at 30 and 32 Dollar Street into 3 self-contained units with extension to the rear of 32 Dollar Street and new landscaping to the rear car park	BF	0.27	3	0	0	3	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Cirencester	22/02580	22/02580/FUL	Cowley House, 12 Black Jack Street, GL7 2AA	Conversion of first and second floors to 3 no. one bedroom flats	BF	0.01	3	0	0	3	0	**3**
Cirencester	2698	17/03291/FUL	Shepherd Smail & Co, North Way House, North Way	Change of use of part of first floor office to two flats (Use Class C3) and associated alterations	BF	0.06	2	0	0	2	0	**2**
Cirencester	25/00157	25/00157/FUL	115 Cricklade Street, GL7 1JF	Reconfiguration of existing property to unify all floors into a single C3 dwelling	BF	0.01	1	0	0	1	1	**0**
Cirencester	2698.1	20/02694/OFRPAN	Northway House, North Way, GL7 2QY	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class O for the conversion of the office on first floor of Northway House West to form a one bedroom flat and a bedsit flat	BF	0.04	2	0	0	2	0	**2**
Cirencester	25/00650	25/00650/FUL	Land At Nos. 26 To 48 Austin Road, GL7 1BT	Demolition of existing 12 no. flats and construction of 14 no. new houses and flats together with associated car parking external works and landscaping	BF	0.58	14	14	0	0	12	**-12**
Coberley	6991.1	18/01615/FUL	Ullenwood Court, Ullenwood, GL53 9QS	Residential re-development consisting of 26 residential (C3) units and associated works	BF	13.5	26	0	0	5	0	**5**
Coln St Dennis	22/00353	22/00353/FUL	Upper Farm Buildings Along Lane To Fosse Cross, Coln Rogers	Conversion of barn to one dwelling with associated parking and works	GF	0.08	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Cowley	8386	18/03102/FUL	Korinn Farm, GL53 9NJ	Erection of an agricultural workers` dwelling and associated ancillary development. Retention of existing temporary static caravan to allow continued occupation whilst permanent dwelling is constructed	GF	4.93	1	0	0	1	0	**1**
Cutsdean	21/01653	21/01653/FUL	Land at Grid Reference 413525 230854, Hinchwick Hill Barns, Old Hinchwick	Conversion of barns to provide one residential unit associated landscaping and erection of outbuilding	GF	1.12	1	0	0	1	0	**1**
Down Ampney	22/00827	22/00827/FUL	Rooktree Farm, GL7 5QT	Change of use of agricultural land and the erection of 9 dwellings together with associated infrastructure and landscaping. Demolition of existing buildings	GF	1.11	9	0	0	9	0	**9**
Down Ampney	22/03992	22/03992/FUL	Dukes Field Land to the south of the Pheasantry, Oak Road	Erection of 10 dwellings with associated accesses landscaping and infrastructure (amendment to 21/00949/FUL)	GF	0.88	10	0	0	2	0	**2**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	44	0	21	19	0	**19**
Driffield	24/00055	24/01998/TDC	Land south of 1 - 3 Corner Houses, GL7 5QA	Technical Details Consent application for the construction of 2 no. dwellings following approval of Permission in Principle (ref: 24/00055/PLP)	GF	0.1	2	0	0	2	0	**2**
Duntisbourne Abbotts	22/03940	22/03940/FUL	Duntisbourne Leer Farm, GL7 7AS	Change of use of ancillary accommodation to an independent dwelling and its associated curtilage	BF	0.52	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Duntisbourne Rouse	23/01825	23/01825/FUL	Upper Rectory Farm, Daglingworth, GL7 7HY	Demolition of 2 no. dwellings and outbuildings and erection of 1 no. replacement dwelling and outbuildings with associated landscaping and works	BF	1.97	1	0	0	1	0	**1**
Eastleach	20/01755	20/01755/FUL	Blue Barn, Eastleach Martin, GL7 3NW	Change of use from agricultural to residential and the creation of external swimming pool (part retrospective) demolition of existing attached garage and erection of two storey front and side extension erection of single storey side and rear extension widening of vehicular access and associated landscaping	GF	0.67	1	0	0	1	0	**1**
Fairford	24/01550	24/01550/FUL	The Tree House, Cinder Lane, GL7 4AX	Erection of additional storey two storey extension first floor balcony detached garage and single storey extension to annex.	BF	0.31	1	0	0	1	0	**1**
Fairford	18/02520	18/02520/FUL	Land south of Wick House, East End, GL7 4AP	Erection of two dwellings	BF	0.16	2	0	0	2	0	**2**
Hazelton	21/02227	21/02227/FUL	Puesdown Inn, GL54 4DN	Alterations extensions and erection of outbuildings to facilitate the change of use of the building into 4 dwellings	BF	0.83	4	0	0	4	0	**4**
Kemble	23/02521	23/02521/FUL	Ewen Springs, GL7 6BY	Erection of three estate worker cottages with associated landscaping and change of use from amenity land to Class C3 Dwellinghouses	GF	0.42	3	0	0	3	0	**3**
Kingscote	20/03057	20/03057/FUL	2 & 3 Ashcroft Cottages, Ashcroft Road, Bagpath, GL8 8YF	Change of Use of redundant farm buildings and existing cottage and erection of single-storey and two-storey elements to form single dwelling with housekeeper`s accommodation	BF	0.32	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Lechlade	22/02158	22/02158/FUL	Manor Farm, London Road, GL7 3DU	Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works	GF	1.6	5	3	1	1	0	**1**
Lechlade	26/00176	26/00176/FUL	Orchard House South, Fairford Road, Downington, GL7 3DL	Retrospective conversion of a single storey outbuilding into residential annexe	BF	0.03	1	0	0	1	0	**1**
Little Rissington	21/02301	21/02301/FUL	Holly Cottage, GL54 2ND	Alterations to existing outbuilding to form new dwelling	BF	0.04	1	0	0	1	0	**1**
Long Newton	24/00416	24/00416/FUL	Sundown, GL8 8RH	Demolition of existing dwelling and erection of 2no. dwellings with associated works	BF	0.15	2	0	2	0	1	**-1**
Longborough	4353	21/02068/FUL	Upper Town House, Moreton Road, GL56 0QQ	Demolition of bungalow and construction of 6No. houses and associated access alterations	GF	2.36	6	0	0	6	0	**6**
Longborough	23/01634	23/01634/FUL	Windy Ridge, The Crook, GL56 0QY	Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping including creation of orchard; parking; and other associated works	BF	3.43	1	0	1	0	1	**-1**
Longborough	24/03647	24/03647/FUL	Larch Hill, Ganborough, GL56 0QZ	Demolition of dwelling and garage block, erection of new dwelling repositioned further within the site and garage block to include ancillary accommodation landscaping and alterations to access	BF	1.79	1	1	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Maugersbury	19/01183.1	22/04415/FUL	Carmel, Wyck Hill, GL54 1HT	Replacement Dwelling and Associated Works	BF	0.02	1	0	1	0	1	**-1**
Mickleton	23/03768	23/03768/FUL	80 Granbrook Lane, GL55 6TF	Demolition of existing dwelling and erection of two dwellings with all associated works	BF	0.16	2	0	0	2	0	**2**
Moreton-in-Marsh	25/01277	25/01277/CLEUD	1 Bourton Road, GL56 0AR	Certificate of Lawful Existing Use or Development under section 191 of the Town and Country Planning Act 1990 for use of No 1 Bourton Road as an independent residential dwelling	BF	0.05	1	0	0	1	0	**1**
Moreton-in-Marsh	25/02541	25/02541/CLEUD	Rowan Cottage, High Street, GL56 0AD	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of Rowan Cottage as an independent dwelling from Dereham House	BF	0.01	1	0	0	1	0	**1**
Moreton-in-Marsh	20/03082	20/03082/FUL	The Old Bank, Bourton Road, GL56 0AR	Change of use of building to form 1no. dwelling	BF	0.02	1	0	0	1	0	**1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings open space and landscaping (Reserved Matters application)	GF	7.17	67	3	0	14	0	**14**
Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access landscaping drainage and public open space (phased development of 146 dwellings in phase 1 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	250	65	68	56	0	**56**
Moreton-in-Marsh	25/01894	25/01894/FUL	30 Jameson Court, GL56 0EW	Conversion of a residential dwelling into 2no. residential Flats	BF	0.01	2	0	2	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Naunton	23/00150	23/00150/FUL	Land parcel at E412426 N224183, South of Labri Cottage	Proposed agricultural and equestrian development with incorporated rural worker`s dwelling and construction of associated hardstanding (partially retrospective)	GF	0.8	1	0	0	1	0	**1**
Naunton	23/02322	23/03298/FUL	Hill Barn Farm, GL54 3AZ	Demolition of existing building erection of annex conversion of existing building for ancillary residential use and associated works	BF	1.25	1	0	0	1	0	**1**
Naunton	24/01784	24/01784/FUL	Ben Pauling Racing, Naunton Downs Estate, GL54 3AE	Change of use of the first floor of existing equine welfare barn to provide grooms` accommodation	GF	0.07	1	0	0	1	0	**1**
North Cerney	23/04010	22/03621/FUL	The Grange, Woodmancote GL7 7EA	Extension and remodelling of existing garage to create ancillary residential accommodation to host dwelling. Erection of Pedestrian and Vehicle gates and other associated works	BF	1.67	1	0	0	1	0	**1**
North Cerney	24/02235	24/02235/FUL	Chapel Farm, Chapel Lane, GL7 7DE	Change of use of farm house and outbuilding from its current status as commercial/office use back to its original use as residential	BF	0.077	1	0	0	1	0	**1**
Oddington	7988	22/01736/FUL	Banks Farm, Upper Oddington, GL56 0XG	Construction of a new dwelling following the demolition of a modern portal framed building in place of extant permission reference 19/02620/FUL (for the conversion of modern agricultural building to two dwelling houses)	GF	0.18	1	0	0	1	0	**1**
Poulton	22/02845	22/02845/FUL	The Haven, London Road, GL7 5JQ	Demolition of existing bungalow and erection of two storey dwelling with associated works	BF	0.18	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Shipton Moynes	23/01761	23/01761/FUL	West View, The Street, GL8 8PN	Replacement dwelling with solar PVs and EV charging point	BF	0.12	1	0	0	1	0	**1**
Siddington	20/00400	20/00400/FUL	Land south west of the Byre	Erection of dwelling with detached car port and workshop	GF	0.27	1	0	0	1	0	**1**
Somerford Keynes	21/00961	21/00961/FUL	Tall Trees, Water Lane, GL7 6DS	Change of use from a cycle hire facility (E (a) Use Class) to a single residential dwelling (C3 Use Class) (part retrospective)	BF	0.7	1	0	0	1	0	**1**
South Cerney	23/02101	23/02101/FUL	Land and properties at Berkeley Close, GL7 5UN	Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages stopping up of existing highway and the erection of 82 no. new residential units the retention and refurbishment of 2 existing residential units together with associated new proposed adopted highway access drives open space external works and landscaping	BF	4.37	84	34	43	7	0	**7**
South Cerney	24/00956	24/00956/FUL	Hideaway, Bow Wow, GL7 5TW	Erection of replacement dwelling together with alteration and extension of existing ancillary outbuilding and other associated works	BF	0.12	1	0	1	0	1	**-1**
Southrop	24/02123	24/02123/FUL	Keble Cottage, GL7 3NU	Internal alterations to 2x semi-detached cottages to form a single dwelling. The scope includes re-opening previously blocked connections + the formation of new connections	BF	0.046	1	0	0	1	2	**-1**
Stow-on-the-Wold	22/03688	22/03688/FUL	Martin House, Sheep Street, GL54 1AA	Change of Use of Martin House from a single dwelling to 2no. two bedroom apartments with associated works	BF	0.01	2	0	0	2	1	**1**
Temple Guiting	23/01641	23/01641/FUL	The Cabin, The Hitchins Farm, GL54 5SG	Retention of log cabin as rural worker`s dwelling	BF	0.2	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Temple Guiting	21/00568	21/00568/FUL	Ford Manor House, Ford, GL54 5RU	Demolition of two stable buildings alteration extension and conversion of Dutch barn and lean-to to form 1no. dwellinghouse and associated works	BF	0.22	1	0	0	1	0	**1**
Tetbury	21/00549	21/00549/FUL	Northfield Garage, London Road, GL8 8HW	45 residential dwellings with associated garages/parking including demolition of existing petrol filling station and other existing buildings	BF	0.94	45	0	17	28	0	**28**
Tetbury	23/02682	23/02682/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Mixed use development comprising healthcare facility 27 dwellings (including 11 affordable units) landscaping site access internal estate road and associated works	GF	2.45	27	5	19	3	0	**3**
Tetbury Upton	23/00698	23/00698/FUL	Upton Grove, GL8 8LP	Demolition of majority of rear wing and storage building conversion of remaining former dairy building to one dwelling and erection of garage.	GF	0.29	1	0	0	1	0	**1**
Todenham	5662	17/02973/FUL	Land east of Becket Close	Erection of a detached dwelling and associated works	GF	0.15	1	0	0	1	0	**1**
Todenham	9055.2	23/02752/FUL	Land adjacent to Glebe Farm Bungalow, GL56 9NZ	Erection of a dwelling and garage	GF	0.11	1	0	0	1	0	**1**
Todenham	23/02468	23/02468/FUL	Homestallend House, GL56 9PF	Demolition of existing dwelling and erection of two new dwellings with associated works	BF	0.11	2	0	2	0	1	**-1**
Upper Rissington	24/01125	24/01125/FUL	Annex at 18 Mitchell Way	Proposed single-storey rear extension to detached garage to create an annex to dwelling and conversion of existing garage into annex	BF	0.03	1	0	0	1	0	**1**
Upper Rissington	23/02520	23/02520/FUL	Land at Sandy Lane Court	Erection of 4no. dwellings and associated works	BF	0.09	4	0	0	4	0	**4**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Westcote	22/02988	23/03385/FUL	Field Farm, Nether Westcote	Erection of a new dwelling and garage within the residential curtilage of an existing dwelling (revised scheme)	GF	0.14	1	0	0	1	0	**1**
Westcote	4564.2	20/03726/FUL	Church Farm Buildings, OX7 6SD	Redevelopment of existing barn and surrounding yard to create 3 no. dwellings within the current envelope with associated parking structures and landscaping	GF	0.22	3	0	0	3	0	**3**
Westcote	1019.2	21/02632/FUL	The Quarry, Nether Westcote, OX7 6SD	Demolition of the existing buildings and erection of 4 dwellings (amendments to design of permission 20/03022/FUL)	BF	0.35	4	0	0	2	0	**2**
Weston Subedge	2595	17/03004/REM	Brymbo, Honeybourne Lane, GL55 6PU	Demolish existing dwelling and erect two dwellings (reserved matters following 15/02695/OUT)	BF	0.17	2	0	0	1	0	**1**
Wick Rissington	22/01524	22/01524/FUL	Garage Building, Wyck Hill Court, Wyck Hill	Conversion of existing garage building to dwellinghouse and erection of carport	BF	0.11	1	0	0	1	0	**1**
Wick Rissington	21/03104	21/03104/FUL	Olive Hill Farm, GL54 2PW	Demolition of existing dwelling and erection of a replacement dwelling	BF	1.11	1	0	0	1	0	**1**
Wick Rissington	24/00280	24/00280/FUL	Little Orchard, GL54 2PN	Demolition of existing dwelling and erection of replacement dwelling with associated works	BF	0.44	1	0	1	0	1	**-1**
Willersey	21/01070	24/00686/TDC	Brookville, Broadway Road, WR12 7PH	Technical Details Consent for one dwelling and associated works following grant of Permission in Principle (ref: 21/01070/PLP)	GF	0.07	1	0	0	1	0	**1**
Willersey	23/03814	23/03814/FUL	Field House, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	BF	0.48	5	0	0	5	0	**5**

Parish	Site No.	Application Reference	Address	Development Description	Brownfield / Greenfield	Site Area (Ha)	Site Capacity	Not Started	Under Construction	Completed During Year	Losses During Year	Net Completions
Willersey	24/00152	24/00152/FUL	Highlands Broadway Road, WR12 7PH	Proposed conversion of existing garage to annexe	BF	0.08	1	0	0	1	0	**1**
										271	**31**	**240**

10. Dwelling Commitments at 1 April 2026

10.1. Table 19 lists committed dwellings at 1 April 2026.

* = the Council has resolved to permit the application subject to the completion of a Section 106 Agreement or the resolution of another matter.

Table 19 – Net commitments by individual sites

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Ampney Crucis	25/01617	25/01617/FUL	4 London Road, GL7 5RS	Erection of a new dwelling	GF	0.07	1	0	1	0	0	**1**
Ampney Crucis	25/03247	25/03247/FUL	Land South Of Backs Lane, Backs Lane	Erection of a single dwellinghouse	GF	0.11	1	0	1	0	0	**1**
Ampney Crucis	5121.2	23/01865/FUL	Land south of Back Lane	Erection of 2 no. dwellings with associated ancillary development	BF	0.25	2	0	0	2	0	**2**
Ampney Crucis	3842	20/02591/FUL	Grain Store and Grain Dryer, Back Lane	Demolition of agricultural buildings and the construction of three new dwellings	GF	0.23	3	2	1	0	0	**1**
Ampney Crucis	0302.3	21/03554/AGRPAN	Crucis Park Farm, Barnsley Road, GL7 5DX	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q for change of use of an agricultural building to create two dwellinghouses along with proposed building operations	GF	0.07	2	0	2	0	0	**2**
Ampney Crucis	22/01513	25/00482/FUL	Land south of Back Lane	Construction of a single dwellinghouse	GF	0.08	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Ampney St Peter	23/03345	23/03345/FUL	Pound Cottage, GL7 5SJ	Erection of single storey extension to garage and alterations to form an annex	BF	0.08	1	0	1	0	0	**1**
Andoversford	1176	19/03186/FUL	Windsmeet, Garricks Head, GL54 4LH	Conversion of outbuilding into a single dwelling	BF	0.04	1	0	0	1	0	**1**
Andoversford	0995	16/00433/FUL	Whilaway, Garricks Head, GL54 4LQ	Demolition of existing dwelling and erection of a replacement dwelling	BF	0.26	1	0	0	1	1	**0**
Andoversford	22/01742	23/01529/FUL	Sunnyside, Gloucester Road, GL54 4HR	Erection of a detached bungalow with associated landscaping and parking; removal of dormer from existing bungalow (Resubmission)	GF	0.16	1	0	1	0	0	**1**
Avening	25/00473	25/00473/FUL	The Barn, Gatcombe View Stable, Woodstock Lane	Conversion of a barn to a dwelling (Part Retrospective)	GF	0.02	1	0	0	1	0	**1**
Avening	24/03624	24/03624/FUL	Boat House, Gatcombe Water	Repair refurbishment and extension to Boathouse to form a self-build dwelling and the erection of external garage and maintenance hut	BF	0.35	1	0	1	0	0	**1**
Avening	21/02282	25/01387/FUL	Plum Patch Cottage, 7 Star Lane, GL8 8NT	Erection of a self-build dwelling	GF	0.12	1	0	1	0	0	**1**
Avening	21/03751	21/03751/FUL	Land to the rear of 12A Star Lane, GL8 8NT	Erection of a residential dwelling	GF	0.18	1	0	0	1	0	**1**
Avening	24/02542	24/02542/FUL	Church Farm, Point Road, GL8 8ND	Conversion of a cart shed/garage (with granary over) into residential ancillary accommodation. Works to existing outdoor WC	BF	0.805	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Avening	19/00725	20/02653/REM	Tetbury Hill House, Tetbury Hill, GL8 8LZ	Reserved Matters pursuant to outline permission 19/00725/OUT (Outline application for the construction of two dwellings with access layout and scale to be determined) to include details relating to appearance and landscaping	GF	0.17	2	0	0	2	0	**2**
Avening	22/00926	22/00926/FUL	Longtree Barn, Tetbury Road, GL8 8LT	Conversion of a Dutch barn into 1 no. dwelling	GF	0.05	1	0	0	1	0	**1**
Avening	23/00352	23/00352/FUL	7 Woodstock Lane, GL8 8NG	Demolition and replacement of existing dwelling and outbuildings and associated landscaping and works	BF	0.11	1	0	1	0	1	**0**
Avening	5915	23/03218/FUL	Pimbury Park, GL8 8SF	Erection of replacement house with garage pool house and outdoor swimming pool and associated parking and access following partial demolition of existing house and demolition of existing outbuildings	BF	0.84	1	0	0	1	1	**0**
Avening	22/03666	22/03666/FUL	Old Quarries, Rectory Lane, GL8 8NJ	Change of use of existing buildings from residential institution (C2 use) to residential (C3 use) including demolition of modern extensions internal alterations and extensions demolition of modern institutional buildings and replacement with new dwellings	BF	2.98	11	0	8	3	0	**11**
Bagendon	23/01579	23/01579/FUL	Springfield Farm Units, Perrotts Brook	Erection of 2 no. dwellings with integral garages and associated ancillary development including new vehicular access onto Welsh Way	GF	0.17	2	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bagendon	22/03367	22/03367/FUL	Former Calf Barn, Moor Wood, Woodmancote	Conversion and change of use of a Calf Barn to a residential dwelling and associated works	GF	0.06	1	0	1	0	0	**1**
Bagendon	24/02907	24/02907/FUL	Home Farm Barn, Upper End, GL7 7DU	Conversion of buildings to form residential annexe to Home Farm Barn	BF	0.07	1	0	0	1	0	**1**
Barnsley	25/00993	25/00993/FUL	Greyhound Farmhouse Barn, GL7 5EF	Change of use and conversion of barn from tourist accommodation to 1no. self-build dwelling	BF	0.13	1	0	1	0	0	**1**
Barnsley	22/01857	22/01857/FUL	Pumping House about 360 metres east of Barnsley Park	Alterations and conversion of existing building for the creation of a dwelling and associated works	BF	0.414	1	0	0	1	0	**1**
Barrington	24/01719	24/01719/FUL	The Glebe Barn, OX18 4US	Conversion of office building to dwelling with associated works	BF	0.12	1	0	0	1	0	**1**
Barrington	24/01730	24/01730/FUL	The Old School, OX18 4UR	Conversion of School and associated building to two dwellings with associated works	BF	0.12	2	0	0	2	0	**2**
Barrington	21/02858	21/02858/FUL	Barrington Downs Farm, Barrington Downs, GL54 3PT	Change of use of agricultural buildings to create 1no. residential dwelling and erection of bat roost at secondary site	GF	6.02	1	0	0	1	0	**1**
Baunton	24/03634	24/03634/FUL	Baunton Rise, Cheltenham Road, GL7 7BQ	Demolition of dwelling and outbuildings. Erection of self-build dwelling and garage/workshop	BF	0.41	1	0	1	0	1	**0**
Bibury	22/03124	22/03124/FUL	Bibury Farm House, GL7 5PB	Conversion of 2no. dwellings back to original single dwelling with internal alterations	BF	0.23	1	0	1	0	2	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bibury	23/02902	23/02902/FUL	Land and buildings known as Garnes Barn, Ablington	Conversion of existing barns to form 1 No. dwelling house	GF	0.12	1	0	0	1	0	**1**
Bibury	1336.1	18/02537/FUL	Four Winds Barn, Ablington	Conversion of agricultural building to a dwelling	GF	0.35	1	0	0	1	0	**1**
Birdlip	24/00936	25/00411/FUL	The Nest, Birdlip Farm, GL4 8JH	Construction of a replacement dwelling and retention of `The Nest` for ancillary use	BF	1.09	1	0	0	1	0	**1**
Birdlip	24/03860	24/03860/OUT	Land to rear of Fern Cottage, Ermin Way, GL4 8JH	Outline planning application for the erection of one self-build dwellinghouse with all matters reserved except for access	GF	0.1	1	0	1	0	0	**1**
Bledington	23/03984	23/03984/FUL	Tally-Ho Cottage, Old Burford Road, OX7 6UT	Erection of 2no. dwellings with associated works	GF	0.16	2	0	0	2	0	**2**
Bledington	25/00761	25/00761/FUL	Micklands Hill Farm Barn, Stow Road, OX7 6XH	Conversion of a Dutch barn to a self-build dwelling including alterations extension erection of storage wall and associated works	GF	0.21	1	0	1	0	0	**1**
Bledington	23/03476	23/03476/FUL	Wells House, Old Burford Road, OX7 6US	Alterations and conversion of garage into granny annex	BF	0.03	1	0	1	0	0	**1**
Blockley	25/00145	25/03262/FUL	Long Meadow, Paxford, GL55 6XD	Demolition of a garage and erection of a 1.5 storey dwelling with new access and parking area to Long Meadow	GF	0.1	1	0	1	0	0	**1**
Blockley	25/01505	25/01505/FUL	Neighbrook Manor, Neighbrook, Aston Magna, GL56 9QP	Conversion of existing barn to dwelling with associated works	GF	0.29	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Blockley	24/01327	24/01327/FUL	Newitts Farm, Paxford, GL55 6XU	Conversion of existing agricultural building to self-build residential dwelling and erection of ancillary storage outbuilding	GF	0.48	1	0	0	1	0	**1**
Blockley	23/03217	23/03217/FUL	Land And Stables, Northwick Mill Farm, Station Road	Change of use of land from equestrian to residential and conversion of existing stables into two dwellings and associated works	BF	0.12	2	0	2	0	0	**2**
Blockley	24/01432	24/01432/AGRPAN	Agricultural Building (Barn 1), Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into a residential dwelling (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Ord	GF	0.05	1	0	1	0	0	**1**
Blockley	24/01431	24/01431/AGRPAN	Agricultural Building (Barn 2), Land Off Church View, Paxford Road, Aston Magna	Prior approval application for the change of use of an agricultural building into two residential dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the Town and Country (General Permitted Development Order) (England) Order 2015	GF	0.05	2	0	2	0	0	**2**
Blockley	22/02524	22/02524/FUL	New Haven, Greenway Road, GL56 9BQ	Erection of a detached replacement dwelling with associated works including demolition of existing dwelling	BF	0.09	1	0	0	1	1	**0**
Blockley	22/03492	22/03492/FUL	Hangmans Hall, Broad Campden, GL55 6UX	Conversion of stables and conversion/part rebuild of cart shed to create 2 farm workers cottages	GF	0.06	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Blockley	9668	23/00645/FUL	Mulberry Cottage, Station Road, GL56 9ED	Conversion of disused building to residential dwelling	GF	0.1	1	0	1	0	0	**1**
Blockley	24/03766	24/03766/FUL	Snugborough Mill, Snugborough Lane, GL56 9DU	Erection of a two-storey garage studio and annex	GF	0.86	1	0	1	0	0	**1**
Blockley	24/00446	25/01622/FUL	Upper Paddlebrook Farm Road From B4479 TO A429, Middle Ditchford	Change of use of agricultural building to 1 no. five-bedroom dwelling with annex (self-build) including associated operational works and creation of curtilage (alternative scheme to extant prior approval 24/00446/AGRPAN for two dwellings)	GF	0.32	1	0	1	0	0	**1**
Bourton-on-the-Hill	20/02734	23/02135/FUL	Land south east of Little Tithe	Technical Details Consent for the construction of up to two dwellings following grant of Permission in Principle (Ref: 20/02734/PLP)	GF	0.23	2	0	2	0	0	**2**
Bourton-on-the-Water	24/00627	24/00627/FUL	Former Co-Operative Food, Station Road	Demolition of existing buildings hardstanding and phased redevelopment to provide a) residential dwellings b) retirement housing and c) shared access drive; with each phase being an independent act of development along with landscaping laying of roads parking drainage energy centre and other associated works	BF	1.36	82	0	82	0	0	**82**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bourton-on-the-Water	25/00224	25/00224/FUL	1 And 2 South Lawn, Victoria Street, GL54 2FE	Combine 1 and 2 South Lawn to form a single dwelling alterations to windows including new rooflights change of use of land to residential including parking area and landscaping works	BF	0.03	1	0	0	1	0	**1**
Bourton-on-the-Water	25/01899	25/01899/FUL	1 Market Close, Roman Way, GL54 2HE	Conversion of a single existing 2 storey residential dwelling into 2no. new residential flats	BF	0.009	2	0	2	0	1	**1**
Bourton-on-the-Water	24/02395	24/02395/PLP	Land West Of Station Road	Permission in principle application for the erection of between 1no and 9no dwellings	GF	0.43	9	0	9	0	0	**9**
Bourton-on-the-Water	22/04359	24/03279/REM	2 Moore Road, GL54 2AZ	Erection of a one-bedroom one-storey bungalow (Reserved Matters application)	GF	0.1	1	0	1	0	0	**1**
Bourton-on-the-Water	22/04242	22/04242/FUL	Tagmoor Hollow, Marshmouth Lane, GL54 2EE	Demolition of existing dwelling and residential outbuildings and erection of a replacement farmhouse	BF	0.4	1	0	1	0	1	**0**
Bourton-on-the-Water	1576	20/00120/FUL	Kiln Rise, Bourton Hill, GL54 2LF	Erection of a replacement dwelling detached garage and associated works	BF	0.3	1	0	1	0	0	**1**
Bourton-on-the-Water	0605.2	17/02474/FUL	Kasvin, Rye Close, GL54 2EA	Replacement dwelling and associated works	BF	0.07	1	0	0	1	0	**1**
Bourton-on-the-Water	5101	23/01509/FUL	Former Ebley Tyre and Auto Services Site, Lansdowne, GL54 2AR	Demolition of commercial buildings change of use to residential erection of 3no. dwellings (1no. detached dwelling and 2no. flats) residential garage/store with associated works (revision to design of 22/00133/FUL)	BF	0.29	3	1	2	0	0	**2**
Bourton-on-the-Water	23/02705	23/02705/FUL	Barns opposite Pockhill Drive, Pock Hill Lane	Conversion of 3no. agricultural barns to form 1no. dwelling	GF	0.28	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Bourton-on-the-Water	23/03613	23/03613/FUL	Box Bush, High Street, GL54 2AN	Alterations and refurbishment works including conversion into four flats erection of extensions	BF	0.31	4	0	0	4	0	**4**
Bourton-on-the-Water	25/00172	25/00172/FUL	Whiteshoots Cottage, Whiteshoots Hill, GL54 2LE	Retrospective conversion of remainder of existing converted barn to an independent residential unit and refurbishment of studio into an independent residential unit	BF	0.28	2	1	0	1	0	**1**
Bourton-on-the-Water	24/01666	24/01666/FUL	Box Bush, High Street, GL54 2AN	Erection of a cottage dwelling and associated landscaping works	BF	0.05	1	0	1	0	0	**1**
Bourton-on-the-Water	23/01076	23/01076/FUL	Oli Bonny Pizza, High Street, GL54 2AQ	Change of use of first floor from Class C3 to Class E(b)	BF	0.01	0	0	0	0	1	**-1**
Boxwell with Leighterton	23/02728	23/02728/FUL	Stone Farm Barn, Farm Lane, GL8 8US	Conversion of existing outbuilding to ancillary annex	BF	0.22	1	0	1	0	0	**1**
Boxwell with Leighterton	23/03100	23/03100/FUL	Poole Farm, The Street, Leighterton, GL8 8UN	Conversion of barn to form 1no. dwelling demolition of farm buildings and erection of 3no. dwellings with associated works	GF	1	4	0	0	4	0	**4**
Brimpsfield	25/02771	25/02771/FUL	Land West Of Long Acre, Climperwell Road	Conversion and alteration of existing agricultural building to `self-build` single dwelling	GF	0.03	1	0	1	0	0	**1**
Broadwell	24/00254	24/00254/FUL	Sydenham Farm Cottage and Barn, Sydenham Farm	Erection of a replacement dwellinghouse with integral garage annex and associated works following the demolition of existing established cottage and barn benefiting from extant permission for residential conversion under reference 22/03811/FUL	BF	0.38	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Broadwell	23/00418	24/02414/REM	Land parcel opposite Wheat Close, Kennel Lane	Erection of 3 dwellings including details of Appearance Landscaping Layout Scale and Associated Works (Reserved Matters application)	GF	0.06	3	0	3	0	0	**3**
Broadwell	8481	20/02359/FUL	Old Quarry Farm, Moreton Road, GL54 1EG	Replacement of existing rural workers dwelling and site office	BF	0.06	1	0	0	1	0	**1**
Broadwell	22/03811	22/03811/FUL	Sydenham Farm Cottage, GL56 0YE	Conversion of Dutch barn to a residential dwelling house and associated works	GF	0.13	1	0	0	1	0	**1**
Broadwell	22/01275	23/02341/FUL	North Rye House, Donnington, GL56 0XU	Demolition of existing dwelling and erection of a replacement dwelling with associated leisure building	BF	3.29	1	0	0	1	0	**1**
Broadwell	23/03647	23/03647/FUL	Dutch Barns and Yard at Manor Farm	Demolition of two Dutch barns and creation of new dwelling with new detached garage and associated works	GF	0.25	1	0	0	1	0	**1**
Broadwell	20/02334	20/02334/FUL	College Tythe Barn, Chapel Street, GL56 0TW	Erection of a two storey dwelling	GF	0.15	1	0	0	1	0	**1**
Chedworth	23/03836	23/03836/FUL	Land and Building at E405542 N211928, Ballingers Row	Demolition of existing building and erection of dwelling with associated works	BF	0.11	1	0	0	1	0	**1**
Chedworth	20/00508	20/02379/FUL	Land north of the Old Farm Hawks Lane	Erection of a detached dwelling (revised scheme)	BF	0.23	1	0	0	1	0	**1**
Chedworth	9655	17/02349/FUL	Shedden`s Barn, Stowell Park, GL54 3LE	Conversion of agricultural barns to 2 no dwelling houses and associated works	GF	0.23	2	0	0	2	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Chedworth	21/03709	21/03709/FUL	Denfurlong Farm, Fields Road	Development of a rural exception scheme comprising 5 affordable dwellings and 4 open market dwellings	GF	0.61	9	0	0	9	0	**9**
Chipping Campden	2132	21/00415/FUL	Land to rear of Ashlar, Coppers and Wyldlands Broad, GL55 6UR	Erection of 2 dwellings and associated works	GF	0.41	2	0	0	2	0	**2**
Chipping Campden	25/01593	25/01593/FUL	Marleys, Aston Road, GL55 6HR	Erection of a new 4 bed dwelling and associated works	GF	0.24	1	0	0	1	0	**1**
Chipping Campden	25/00938	25/00938/FUL	Land And Building South East Of 1 The Stables, GL55 6AU	Conversion and extension of existing building to provide a one-bedroom dwelling	BF	0.09	1	0	1	0	0	**1**
Chipping Campden	25/02239	25/02239/OUT	Campden End, Park Road, GL55 6EB	Outline application for the erection of 5 no. dwellings associated works and access alterations and demolition of existing domestic garage with all matters reserved with the exception of access	GF	0.49	5	0	5	0	0	**5**
Chipping Campden	25/00296	25/00296/FUL	Guild Cottage, Sheep Street, GL55 6DR	Conversion and extension of garage to create one self-build dwellinghouse	BF	0.07	1	0	1	0	0	**1**
Chipping Campden	23/03681	23/03681/FUL	Westington Mill, Park Road, GL55 6EB	Demolition and replacement pool house and garage with associated works	BF	1.084	1	0	1	0	0	**1**
Chipping Campden	23/01451	23/01451/FUL	The Tyning, Blind Lane, GL55 6ED	Erection of a single-storey one-bedroom annexe	GF	0.11	1	0	1	0	0	**1**
Chipping Campden	24/01270	24/01270/FUL	Campden Gallery, High Street, GL55 6AG	Change of use of existing first and second floors from Art Gallery to residential including internal alterations	BF	0.01	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Chipping Campden	22/01873	22/01873/FUL	Land and barn south west of Aston Road	Conversion of barn to residential dwellinghouse and associated works	GF	0.1	1	0	0	1	0	**1**
Chipping Campden	22/01373	22/01373/FUL	Barn, Fereby Close	Conversion of existing Dutch Barn to form a single residential dwelling	GF	0.14	1	0	0	1	0	**1**
Chipping Campden	0860	20/02146/FUL	Roydon, Broad Campden, GL55 6UR	Erection of a dwelling and detached garage with ancillary accommodation above (amendments to design of permission 19/01536/FUL)	GF	0.07	1	0	0	1	0	**1**
Chipping Campden	20/03875	20/03875/FUL	Braithwaite House, High Street	Change of use alterations and extension to create five dwellings involving demolition of existing rear single-storey former clubroom	BF	0.09	5	0	0	5	0	**5**
Chipping Campden	1769.2	21/00034/FUL	Fillet & Bone, High Street, GL55 6AT	Proposed 1-bed duplex apartment and 1-bed maisonette in lieu of approved Bistro/Cafe Kitchen and Office	BF	0.05	2	1	0	1	0	**1**
Chipping Campden	21/00824	23/01459/FUL	Land Rear Of Wyldlands, Broad Campden	Erection of a dwelling and associated works	BF	0.15	1	0	0	1	0	**1**
Chipping Campden	23/02678	23/02678/FUL	Lloyds Bank, High Street, GL55 6HH	Change of use extensions and alterations to former bank to create five dwellings	BF	0.09	5	0	5	0	0	**5**
Cirencester	25/00650	25/00650/FUL	Land At Nos. 26 To 48 Austin Road, GL7 1BT	Demolition of existing 12 no. flats and construction of 14 no. new houses and flats together with associated car parking external works and landscaping	BF	0.58	14	0	14	0	0	**14**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	25/00394	25/02200/OPANOT	Querns Business Centre, Whitworth Road, GL7 1RT	Prior notification for change of use from Commercial Business and Service (Use Class E) to a Dwellinghouse (Use Class C3) - Conversion of Units A B and C to 11 flats	BF	0.3	19	0	0	19	0	**19**
Cirencester	25/02196	25/02196/FUL	Sewell House, 45 Chesterton Lane, GL7 1XJ	Change of use from single dwellinghouse C3 to 5 flats	BF	0.08	5	0	5	0	1	**4**
Cirencester	25/02162	25/02162/FUL	93 Victoria Road, GL7 1ES	Change of Use from C1 (Bed & Breakfast) to C3 Dwellinghouse and use of manager`s accommodation as annex	BF	0.07	1	0	1	0	0	**1**
Cirencester	24/02117	24/02117/FUL	5 Dyer Street, GL7 2PP	Conversion of office building to 9 no. apartments erection of 5 no. new dwellings to the rear together with associated ancillary development	BF	0.28	15	0	15	0	0	**15**
Cirencester	25/00755	25/00755/FUL	Land South Of Cricklade Road, GL7 1PS	Erection of a block of 3 flats	GF	0.03	3	0	3	0	0	**3**
Cirencester	25/00786	25/00786/FUL	40 Market Place, GL7 2NW	Retention of ground floor as Class E (Retail Shop) and change of use of upper floors to one flat	BF	0.01	1	0	1	0	0	**1**
Cirencester	25/02699	25/02699/FUL	23 Sheep Street, GL7 1RQ	Change of use from former offices to three residential dwellings including the replacement of the existing modern rear extension with a new rear extension and parking facilities	BF	0.05	3	0	0	3	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	24/03529	24/03529/FUL	Wheatsheaf, 79 Cricklade Street, GL7 1JF	Conversion of the public house (sui generis) to 2 three-bedroom dwellings (Use Class C3) demolition of single storey rear extension and outbuildings and erection of 1 two-bedroom and 4 three-bedroom dwellings (Use Class C3) utilising accesses off Cricklade Street and West Way with associated parking hard and soft landscaping	BF	0.22	7	0	0	7	0	**7**
Cirencester	24/03681	24/03681/FUL	42 Querns Lane	Demolition of existing commercial building and 2no. residential flats and erection of 4no. residential dwellings	BF	0.06	4	0	4	0	2	**2**
Cirencester	24/03660	25/02747/OPANOT	40B Warrens Gorse Mews, Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial Business and Service (Use Class E) to 1no. ground floor flat (Use Class C3)	BF	0.01	1	0	0	1	0	**1**
Cirencester	22/00979	22/00979/FUL	74 Dyer Street, GL7 2PW	Change of use of former retail unit (Use Class A1) to 1 No. flat (Use Class C3) and associated internal alterations and external restoration	BF	0.03	1	0	1	0	0	**1**
Cirencester	24/01824	25/03579/FUL	1-3 Dollar Street and 1 Coxwell Street, GL7 2AJ	Change of use and conversion of existing buildings to create a new dwelling and additional residential floorspace (revised scheme)	BF	0.05	2	0	0	2	0	**2**
Cirencester	25/00588	25/00588/FUL	Pigeon House, Whiteway Workshops, The Whiteway, GL7 7BA	Conversion of Pigeon House into a dwelling to include new conical roof to replace flat roof with internal and external alterations	BF	0.07	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	25/03269	25/03269/FUL	5 Gosditch Street, GL7 2AG	Change of use from commercial premises to single residential dwelling	BF	0.03	1	0	1	0	0	**1**
Cirencester	23/01044	23/01044/FUL	Iyengar, 64 Watermoor Road, GL7 1LD	Conversion of outbuilding to create ancillary accommodation and alterations to carport to form workshop	BF	0.17	1	0	0	1	0	**1**
Cirencester	22/04465	22/04465/FUL	1 Weavers Road, GL7 1DB	Division of existing dwellinghouse into two erection of single-storey rear extension and extension of dropped kerb	BF	0.03	2	0	0	2	1	**1**
Cirencester	22/01300	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class MA for change of use from class E (Office) to class C3 residential	BF	0.09	7	0	7	0	0	**7**
Cirencester	0854	15/01951/FUL	Land parcel east of Vyners Close, Chesterton Lane	The erection of a dwelling and associated garage building Council has confirmed a material commencement has been made (19/03904/ENQ)	GF	0.5	1	0	1	0	0	**1**
Cirencester	21/01739	21/01739/FUL	33 The Smithy, GL7 1HU	Retention of original dwelling and extension to rear and conversion of garage with extension upwards to create a three bedroom dwelling	BF	0.03	1	0	0	1	0	**1**
Cirencester	4302	21/02188/REM	Southleigh, 48 Somerford Road, GL7 1TX	Erection of single detached dwelling (Reserved Matters application)	GF	0.46	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	22/03306	22/03306/FUL	Peter Hammond Motorcycles Ltd, 40 - 44 Watermoor Road, GL7 1LD	Conversion alteration and partial demolition of existing buildings to create 4 no. dwellings together with covered parking and associated ancillary development	BF	0.05	4	0	0	4	0	**4**
Cirencester	5127	23/02812/FUL	Amberley, 54 Somerford Road, GL7 1TX	Proposed dwelling in the rear garden and associated vehicular access and works (Amendments to design of approved application reference 17/04755/FUL)	GF	0.2	1	0	1	0	0	**1**
Cirencester	23/03662	23/03662/FUL	Ewe Pens Farm, Cirencester Park	Change of use and conversion of farm building to residential dwelling with associated amenity space	GF	0.026	1	0	1	0	0	**1**
Cirencester	24/00952	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	BF	0.01	1	0	1	0	0	**1**
Cirencester	24/02285	24/02285/OPANOT	Oops A Daisy, 40 Cricklade Street, GL7 1JH	Prior notification for change of use from Commercial Business and Service (Use Class E) to mixed use including up to two flats (Use Class C3)	BF	0.02	2	0	0	2	0	**2**
Cirencester	21/02487	21/02487/FUL	7 Dyer Street GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	BF	0.01	2	0	0	2	0	**2**
Cirencester	22/02888	22/02888/FUL	The Mead House, 18 - 20 Thomas Street, GL7 2AX	Change of use from offices (Class E) to 2no. residential dwellings (Class C3) and associated internal alterations	BF	0.23	2	1	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	2239	14/01529/FUL	Brewery Court	Mixed use development comprising a four screen cinema student accommodation restaurants and cafes shops and refurbished public realm including the provision of a new substation and new public toilets both replacing existing structures	BF	4.27	110	0	110	0	0	**110**
Cirencester	5075	18/02616/FUL	Barn and land east of 1A Barn Way, Stratton	Erection of dwelling and modification of existing vehicular access	BF	0.06	1	0	1	0	0	**1**
Cirencester	9150.2	25/02763/REM	The Steadings Development, Phase 2A, Crahams Lane, GL7 6JP	Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance layout landscaping and scale for the erection of 100 dwellings landscaping and public open space for Phase 2 A of the development and discharge of conditions 11 16 18 48 56	GF	2.49	100	0	100	0	0	**100**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Cirencester	9150	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly) 9.1 hectares of employment land (B1 B2 and B8 uses) a primary school a neighbourhood centre including A1 A2 A3 A4 and A5 uses as well as community facilities (including a health care facility D1) public open space allotments playing fields pedestrian and cycle links (access points onto Tetbury Road Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road Spratsgate Lane Wilkinson Road and Somerford Road	GF	120.7	2282	0	2182	0	0	**2182**
Clapton	22/02321	22/02321/FUL	Farncombe Barn, Clapton-on-the-Hill, GL54 2LG	Conversion of existing barn to form 1 no. dwelling	GF	0.19	1	0	0	1	0	**1**
Clapton	25/00030	25/00030/FUL	Longhedge, Bungalow, GL54 2LG	Demolition of existing bungalow and erection of replacement new dwelling	BF	0.135	1	0	1	0	1	**0**

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Coates	24/02636	24/02636/FUL	Site Adjoining Sarona, GL7 6NN	Erection of bungalow and new vehicle access to Sarona	GF	0.07	1	0	0	1	0	**1**
Coates	20/01200	20/01200/FUL	Glebe House, Trewsbury Road, GL7 6NU	Construction of a detached dwelling and garage and associated access	GF	0.18	1	0	0	1	0	**1**
Coberley	23/00960	23/00960/FUL	Dowmans Farm, GL53 9QY	Conversion of existing barn to residential dwelling	GF	0.02	1	0	1	0	0	**1**
Coberley	6991.2	21/00467/FUL	Land north of Greenway Lane, Ullenwood, GL53 9QB	Change of use of existing stables to residential use to include provision of basement (revision to permission 19/01013/FUL)	GF	0.11	1	0	1	0	0	**1**
Coberley	7076	19/00245/OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	BF	0.06	1	0	0	1	0	**1**
Coberley	22/00734	22/00734/PLP	Land to the east of 2 Close Farm Lane	Permission in Principle application for 1 no. self-build dwelling	GF	0.07	1	0	1	0	0	**1**
Cold Aston	5458	14/03012/FUL	The Ridge, Fosseway	Subdivision of existing dwelling to provide four residential units and extension and alteration to existing garage to provide one residential unit	BF	0.6	5	0	5	0	1	**4**
Coln St Aldwyn	24/03058	24/03058/FUL	Stables At Dean Farm, Approximately 20 Metres South West Of Lower Cottages, Eastleach, GL7 5AX	Self-build conversion of existing stables/barn to form 1 no. residential dwelling	GF	0.19	1	0	1	0	0	**1**
Coln St Aldwyn	22/02896	22/02896/FUL	Coln Mill, GL7 5AJ	Conversion of dwelling to form 2 no. holiday cottages conversion and extension of stables to form study/gym	BF	0.33	0	0	0	0	1	**-1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				and alterations to fenestration and landscaping								
Coln St Aldwyn	22/02069	23/01498/REM	Merryfield Farms, Aldsworth, GL54 7RE	Erection of an agricultural worker`s dwelling (Reserved Matters application)	GF	0.33	1	0	0	1	0	**1**
Coln St Dennis	24/00064	24/00064/FUL	Bubbtown, GL54 3JT	Subdivision of property and erection of two-storey extension	BF	0.23	2	0	0	2	1	**1**
Condicote	24/03226	24/03226/FUL	Granary Barn, Former Old Hinchwick Farm, Old Hinchwick Road, GL54 1EX	Conversion and alteration of a redundant Grade II listed barn and adjoining redundant farm buildings to create a six bedroom self-contained single family dwelling with ancillary accommodation	BF	0.37	1	0	1	0	0	**1**
Cowley	25/01878	25/01878/FUL	Bakers Farm, GL53 9NJ	Self-build conversion of an existing stables building to create a dwelling	GF	0.08	1	0	1	0	0	**1**
Cowley	24/03691	24/03691/FUL	Cotswold Cottage, Birdlip, GL4 8JH	Construction of 1 no. dwelling with associated works including repairs to curtilage listed wall	GF	0.18	1	0	1	0	0	**1**
Cowley	22/00695	22/00695/FUL	The Walled Garden, GL53 9NJ	Erection of a dwelling	GF	0.28	1	0	0	1	0	**1**
Didmarton	7877	25/02875/FUL	Tumbledown Barn, Knockdown	Conversion of barn to dwelling including reinstatement of traditional roof pitch and glazed link single-storey extension (revised scheme to 16/00886/FUL) (part retrospective)	GF	1.13	1	0	0	1	0	**1**
Didmarton	24/02249	24/02249/FUL	West End House, The Street, GL9 1DT	Erection of one self-build dwelling along with the reconfiguration of an existing access associated car parking landscaping and drainage	GF	0.12	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Didmarton	7518	18/02699/FUL	Lower Oldbury Farm, Oldbury-on-the-Hill, GL9 1EA	Conversion of building to a residential unit (historical use) and erection of link to outbuilding	BF	0.07	1	0	1	0	0	**1**
Didmarton	6363	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	GF	0.1	1	0	0	1	0	**1**
Didmarton	24/01244	25/02431/FUL	Church Barn, The Street, GL9 1DT	Convert former stables and adjoining barn to single dwelling	GF	0.07	1	0	0	1	0	**1**
Didmarton	24/02493	24/02493/FUL	Kingsmead House, The Street, GL9 1DT	Change of use of ancillary games room to staff accommodation	BF	1	1	0	1	0	0	**1**
Dowdeswell	18/01729	18/01729/FUL	Pegglesworth Home Farm, Pegglesworth, GL54 4LS	Demolition of existing stable block and erection of 12 No. stable block unit with groom`s accommodation and associated office rooms to first floor	GF	0.04	1	0	1	0	0	**1**
Down Ampney	1518	23/01225/FUL	Builders yard rear of the Brambles	Erection of a detached house and double garage	BF	0.11	1	0	0	1	0	**1**
Down Ampney	23/02983	23/02983/FUL	22 Down Ampney, GL7 5QS	Erection of single storey rear extension to form annexe	GF	0.02	1	0	1	0	0	**1**
Down Ampney	23/03388	23/03388/CLOPUD	Rook Tree Farm, 31 Down Ampney, GL7 5QT	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for internal alterations and the amalgamation of two dwellings to form a single dwelling	BF	0.58	1	0	0	1	0	**1**
Down Ampney	6470	17/03826/REM	Land at Broadway Farm	Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings	GF	3.35	44	23	0	21	0	**21**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Down Ampney	24/01608	24/01608/FUL*	Land west of Down Ampney Football Club, Broadleaze	Erection of 13no. affordable homes with associated works	BF	0.56	13	0	13	0	0	**13**
Driffield	24/00806	24/00806/OPANOT	Farm 491, Harnhill Workshops, Manor Farm, Harnhill, GL7 5PU	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class MA for the change of use of the John Oldacre Rural Innovation Centre (associated with 12/05622/FUL) to function as five C3 residential units	BF	0.59	5	0	0	5	0	**5**
Driffield	23/02623	23/02623/FUL	Lower Farm, Harnhill, GL7 5PU	Renovation and sub-division of existing property to 3 no. residential dwellings	BF	0.16	3	0	3	0	1	**2**
Duntisbourne Abbotts	20/02280	25/01932/FUL	Tallet Yard, Duntisbourne Leer, GL7 7AS	Demolition of barn including existing lawful residential accommodation and the erection of a replacement dwelling (Renewal of permitted application Ref. 20/02280/FUL)	BF	0.19	1	0	1	0	0	**1**
Duntisbourne Abbotts	24/00343	24/00343/FUL	Newbold Barn, GL7 7JN	Conversion of an agricultural barn to residential use demolition of lean-to construction of a one-and-half storey extension a garage and landscaping	GF	1.14	1	0	1	0	0	**1**
Duntisbourne Abbotts	0085	09/04265/FUL	Homefield, GL7 7JW	Demolition of existing dwelling (Homefield) and erection of new dwelling and garage	BF	0.15	1	0	1	0	0	**1**
Duntisbourne Abbotts	23/00355	23/00355/FUL	Well Hill, GL7 7JN	Change of use from equestrian to mixed use (residential/agricultural); conversion of stable building to dwelling and storage for agricultural use	GF	0.11	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Eastleach	23/02836	23/02836/FUL	3 Eastleach Downs Cottage, GL7 3PX	Conversion of outbuilding to annexe and associated works (resubmission of lapsed permission - 19/02529/FUL)	BF	0.2	1	0	1	0	0	**1**
Eastleach	23/04017	23/04017/FUL	38 & 39 Eastleach, GL7 3NQ	Internal and external alterations to semi-detached cottages (and garage) to form a single dwelling including formation of a new internal opening and alterations to the existing fenestration staircase fireplace floor/site levels and associated works	BF	0.39	1	0	0	1	2	**-1**
Eastleach	4509	06/03029/FUL	16 Eastleach	Reinstatement of property to two cottages including replacement of dormer window with rooflight erection of porch canopy new rear boundary wall and external works	BF	0.02	2	0	0	2	1	**1**
Ebrington	23/02375	23/02375/FUL	Ebrington Hill Farm, GL55 6LY	Conversion of barn to a residential dwellinghouse and associated works	GF	0.68	1	0	1	0	0	**1**
Ebrington	25/03115	25/03115/FUL	Longmoor Farm, GL55 6NW	Conversion of redundant bio-mass barn to one self-build dwelling and associated works retrospective consent for 3 rear rooflights	GF	0.27	1	0	1	0	0	**1**
Ebrington	24/01129	24/01129/CLOPUD	Ebrington Hill Barn, GL55 6LY	Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the enlargement of ancillary accommodation over existing stables approved under permission 21/02417/FUL following implementation	BF	0.631	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
				of the aforementioned permission within the relevant time period								
Ebrington	9277	14/00553/FUL	Oakham Farm, Nashs Lane	Demolition of modern agricultural buildings and Dutch barn and change of use conversion and extension of redundant stone barn to form a dwelling	GF	0.48	1	0	1	0	0	**1**
Ebrington	2012.1	16/04310/FUL	Land adjacent Orchard Cottage, Charingworth Grange, GL55 6XY	Replacement dwelling	GF	0.36	1	0	0	1	0	**1**
Ebrington	20/03917	20/03917/FUL	Stoney Piece Farm, Nashs Lane, GL55 6NN	Partial conversion of a steel portal frame timber clad barn to form a single dwelling sheltered parking and retention of forward structural bays for agricultural usage	GF	0.15	1	0	1	0	0	**1**
Edgeworth	23/02998	25/03438/REM	Bisley Lane Farm, GL6 7JE	Reserved matters pursuant to outline permission 23/02998/OUT relating to appearance layout landscaping and scale for the erection of an agricultural worker`s dwelling	GF	0.11	1	0	1	0	0	**1**
Edgeworth	21/02112	21/02112/FUL	Lower Waverley Barn, Edgeworth, GL6 7JQ	Conversion of a barn to a residential dwelling	GF	0.08	1	0	0	1	0	**1**
Elkstone	21/04542	21/04542/FUL	Highgate Farm, GL53 9PG	Conversion of agricultural barns and stable building to form 3 no. dwellings with associated garaging turning space landscaping and private amenity space	GF	0.5	3	0	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Elkstone	22/01581	22/01581/FUL	Cockleford Farm, Cockleford, Cowley, GL53 9NW	Change of use and conversion of agricultural building to dwellinghouse including creation of residential garden and parking area with associated works	GF	0.32	1	0	1	0	0	**1**
Evenlode	21/00383	24/02919/FUL	Little Orchard, GL56 0NY	Demolition of existing dwelling and erection of a dwelling, outbuilding and associated works	BF	0.38	1	0	1	0	1	**0**
Evenlode	23/03782	24/03795/FUL	Land at E422435 N228235, Sybils Farm, Road from Railway Line to Evenlode, GL56 0NX	Erection of an agricultural workers dwelling (Reserved Matters application)	GF	0.1	1	0	1	0	0	**1**
Fairford	25/03795	25/03795/TDC	Land South East Of Goldfinch House, Totterdown Lane	Technical Details Consent application for the erection of a single dwelling detached garage and associated works following approval of Permission in Principle (25/02023/PLP)	GF	0.22	1	0	0	1	0	**1**
Fairford	25/01916	25/01916/OFRPAN	The Ernest Cook Trust Offices, Fairford Park	Prior Notification for the Change of Use from Office (Class E) to Residential (Class C3)	BF	0.16	4	0	4	0	0	**4**
Fairford	24/03853	24/03853/FUL	2 Market Place	Change of use and conversion of existing building to create 4no. apartments on first and second floor	BF	0.02	4	0	4	0	0	**4**
Fairford	25/02206	25/02206/TDC	Land Adj Wayside, Totterdown Lane, GL7 4DF	Technical Details Consent application for the construction of a single dwelling detached garage and other associated works following approval of Permission in Principle (25/01107/PLP)	GF	0.28	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Fairford	22/03770	25/01717/FUL	Land west of Hatherop Road	Erection of 98 dwellings including landscaping and associated infrastructure	GF	16.06	98	0	98	0	0	**98**
Fairford	20/03972	24/03791/FUL	Applestone Court, Cirencester Road, GL7 4BS	Conversion of former school buildings to 5 no. residential (C3) units with associated extensions alterations and demolitions and erection of new detached dwelling (C3) as well as hard and soft landscaping	BF	0.41	6	0	0	6	0	**6**
Fairford	25/03578	25/03578/FUL	Pengeric, East End, GL7 4AP	Demolition of existing house and replacement with new dwelling	BF	0.05	1	0	1	0	1	**0**
Fairford	26/00229	26/00229/PLP	The Folly, West End Gardens, GL7 4JB	Permission in Principle application for residential development comprising the erection of a minimum of 5 and a maximum of 6 dwellings	BF	0.24	6	0	6	0	0	**6**
Fairford	23/00435	24/01209/REM	Land parcel at Faulkners Close, Horcott	Erection of No. 3 dwellings and associated works (Reserved Matters application)	GF	0.08	3	0	3	0	0	**3**
Fairford	24/01739	24/01739/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 4 no. residential units (C3) with associated extensions alterations and demolitions of later extensions erection of new end of terrace house (C3) replacement rear extension soft and hard landscaping to include site entrance gate and 2 no. car port buildings	BF	0.67	5	0	0	5	0	**5**
Fairford	24/01838	24/01838/FUL	Coln House School, Horcott Road, GL7 4DB	Extensions and alterations to 4no. existing dwellings and erection of 2 no. new dwellings (C3) with associated hard and soft landscaping	GF	0.26	2	0	2	0	0	**2**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Fairford	24/02637	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings	BF	0.18	1	0	1	0	0	**1**
Fairford	23/00751	23/00751/FUL	Mount Pleasant Cottage, Hatherop Road, GL7 4BA	Conversion of outbuilding to dwellinghouse with associated works	BF	0.07	1	0	1	0	0	**1**
Fairford	23/01048	23/01048/FUL	Land at grid reference 415682 201136, London Road, GL7 4AS	Proposed demolition of existing buildings conversion of existing building to dwelling and four new dwellings (Resubmission of 22/00025/FUL)	BF	0.15	5	0	5	0	0	**5**
Fairford	24/00605	24/00605/OUT	Land parcel south east of 28 Moor Lane	Outline planning application (some matters reserved) for 1 flood resilient self-build dwelling with garage and ancillary accommodation	GF	0.68	1	0	1	0	0	**1**
Fairford	21/01041	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling together with the erection of 8 one and a half and two storey dwellings together with garaging parking landscaping and all enabling development including access works	BF	0.84	9	0	0	9	0	**9**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Fairford	20/04147	20/04147/FUL	Coln House School, Horcott Road, GL7 4DB	Conversion of existing Grade II Listed Coln House into 7no residential units (C3) demolition of modern teaching blocks and outbuildings erection of 17 no new residential units within former school grounds soft and hard landscaping and drainage works	BF	0.95	24	0	0	17	0	**17**
Guiting Power	22/01081	22/01081/FUL	Barton Stables, Barton Lane, GL54 5UZ	Erection of a single permanent rural worker`s dwelling	GF	0.51	1	0	0	1	0	**1**
Hazelton	21/03384	21/03384/FUL	Village Farm House, Salperton, GL54 4EE	Conversion of barn to create dwellinghouse with associated alterations	BF	0.08	1	0	0	1	0	**1**
Hazelton	21/03465	21/03465/FUL	Lower Barn Farm, GL54 4EA	Erection of one dwelling and associated garage/ancillary accommodation demolition of existing dwelling outbuildings and farm buildings	BF	0.83	1	0	0	1	1	**0**
Icomb	8727	18/02796/FUL	Land at Hill View, Church Road	New dwelling	GF	2.72	1	0	0	1	0	**1**
Kemble	25/01905	25/01905/FUL	Blackbird Cottage, Ewen, GL7 6BU	Conversion of existing outbuilding/annex to independent dwelling (Class C3)	BF	0.97	1	0	1	0	0	**1**
Kemble	25/02171	25/02171/FUL	Stanmore House, GL7 6BU	Demolition and replacement of an existing dwelling and the erection of two additional dwellings along with landscaping drainage and other associated works	GF BF	0.52	3	0	2 1	0	1	**2**
Kemble	25/03135	25/03135/FUL	Jackaments Prospect Farm, Kemble Airfield, GL7 6PL	Subdivision of detached dwelling to form 2 no. semi-detached dwellings	BF	0.29	2	0	2	0	1	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Kemble	25/02668	25/02668/AGRPAN	Smerrill Farm, GL7 6BW	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as amended) for the conversion of an agricultural building to 4 no. dwellings with associated openings and alterations	GF	0.16	4	0	4	0	0	**4**
Kemble	22/00688	22/00688/FUL	Land at New Covert	Two residential units within the curtilage of the main house approved under application 18/00051/FUL removal of approved garage outbuilding and associated amended driveway and landscape enhancement	GF	4.91	2	0	0	2	0	**2**
Kemble	9223	17/02063/FUL	Rendalls Barn	Conversion of stone barn to dwelling	GF	1.26	1	0	1	0	0	**1**
Kemble	19/01846	19/01846/FUL	Land east of Stanmore House & south of Thames View, Ewen	Erection of 3 dwellings with associated car parking landscape and access together with the creation of a new parking arrangement for Stanmore House	GF	0.48	3	0	3	0	0	**3**
Kempsford	25/00193	25/00193/AGRPAN	Barn West Of The Gables, Whelford	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as amended) for the conversion of agricultural barn to one dwelling house (use class C3) and building operations reasonably necessary for the conversion	GF	0.07	1	0	1	0	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Kempsford	23/03519	25/03718/REM	Millacre Farm, Whelford, GL7 4DY	Reserved matters application to approve access appearance and layout scale and the landscaping for the erection of 1No new dwelling approved pursuant to outline permission 23/03519/OUT.	GF	0.09	1	0	1	0	0	**1**
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford, GL7 4DY	Erection of occupational tied dwelling and detached garage associated with game processing unit	GF	0.22	1	0	0	1	0	**1**
Kingscote	25/00333	25/00333/FUL	Upper Hazelcote Cottage, Hazlecote Farm Lane, GL8 8XX	Erection of replacement self-build dwelling	BF	0.2	1	0	0	1	1	**0**
Kingscote	12/03387	12/03387/FUL	St Bartholomews Church, Newington Bagpath, GL8 8UE	Amendment to planning permission for conversion of redundant church into single dwelling at St Bartholomews Church (reference CT5318/G) - amended works to listed building	BF	0.28	1	0	0	1	0	**1**
Kingscote	24/01616	24/01616/FUL	Scrubbets, Bagpath, GL8 8YG	Change of use of land from agricultural to residential and conversion and extension of existing barns to form 1. no dwelling house and annex	GF	0.14	1	0	0	1	0	**1**
Kingscote	23/03143	23/03143/CLOPUD	Linden House, Bagpath, GL8 8YQ	Certificate of lawful proposed use or development under Section 192 of the Town and Country Planning Act 1990 for use of dwelling as holiday let with addition of bi-fold doors and decking	BF	0.09	0	0	0	0	1	**-1**
Lechlade	25/03709	25/03709/FUL	Hairdressers Shop, Burford Street, GL7 3AR	Change of use from commercial to residential including extension and refurbishment	BF	0.004	1	0	0	1	0	**1**

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Lechlade	22/02158	22/02158/FUL	Manor Farm, London Road, GL7 3DU	Conversion and change of use of various former farm buildings to 5 no. residential dwellings and associated works	GF	1.6	5	1	3	1	0	**4**
Lechlade	25/01420	25/01420/AGRPAN	Warrens Cross Farm, London Road, GL7 3DR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as it stood prior to 21 May 2024) for the change of use of agricultural buildings to one dwelling house (use class C3) and for associated operational development	GF	0.04	1	0	1	0	0	**1**
Lechlade	23/02864	23/02864/FUL	Shelian, 1 Hambidge Lane, GL7 3BD	Erection of 1no. detached dwelling together with detached single-storey garage and associated ancillary development	GF	0.1	1	0	1	0	0	**1**
Lechlade	0055.2	17/01870/FUL	Rough Grounds Farm, Burford Road, GL7 3EU	Proposed conversion of Dutch Barns into 3 habitable dwellings	GF	0.18	3	0	3	0	0	**3**
Little Rissington	25/00727	25/00727/FUL	Acres View, Little Rissington, GL54 2ND	Erection of a dwelling and associated works	GF	0.12	1	0	1	0	0	**1**
Little Rissington	24/01694	24/01694/PLP	Glebe Farmyard, GL54 2ND	Permission in Principle application for the re-development of the site to provide up to 5 dwellings	BF	0.6	5	0	5	0	0	**5**
Little Rissington	23/03222	23/03222/FUL	Acres View, GL54 2ND	Change of use of land from agricultural to residential and erection of new 1.5 storey L-shaped dwelling with associated residential curtilage parking and garden	GF	0.12	1	0	1	0	0	**1**

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Long Newton	2699	23/03986/FUL	Stables at the Priory Pump Lane	Demolition of existing stables and erection of one dwelling	GF	0.04	1	0	0	1	0	**1**
Long Newton	21/03629	21/03629/FUL	Boldridge Farm, Crudwell Lane, GL8 8RT	Demolition of farmhouse (western dwelling); the demolition of the modern elements and the erection of an extension to the older part of the existing cottage (eastern dwelling): conversion of Cart Barn to be used for home offices and other ancillary rooms; renovation of Stables and erection of replacement dwelling; demolition and relocation of Agricultural building; the installation of a ground sited solar array; and associated works including drainage engineering	BF	2.09	1	0	0	1	0	**1**
Long Newton	24/00416	24/00416/FUL	Sundown, GL8 8RH	Demolition of existing dwelling and erection of 2no. dwellings with associated works	BF	0.15	2	0	0	2	0	**2**
Longborough	23/02486	23/02486/FUL	Site Of Luckley Farm Bungalow	Erection of single-storey dwelling with basement	BF	0.12	1	0	1	0	0	**1**
Longborough	24/01995	24/01995/FUL	The Barn, Ganborough, GL56 0QZ	Self-build conversion of a barn to form a dwelling and associated works	BF	0.7	1	0	1	0	0	**1**

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Longborough	23/01634	23/01634/FUL	Windy Ridge, The Crook, GL56 0QY	Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping including creation of orchard; parking; and other associated works	BF	3.43	1	0	0	1	0	**1**
Longborough	21/00416	21/00416/FUL	Quarry House, Ganborough Road, GL56 0RE	Demolition of main house cottage building and pool house erection of a replacement dwelling outbuildings and landscaping proposals and new driveway access	BF	4.47	1	0	0	1	0	**1**
Longborough	24/03647	24/03647/FUL	Larch Hill, Ganborough, GL56 0QZ	Demolition of dwelling and garage block erection of new dwelling repositioned further within the site and garage block to include ancillary accommodation landscaping and alterations to access	BF	1.79	1	0	1	0	0	**1**
Maugersbury	25/02137	25/02137/FUL	Sycamore Farm, GL54 1HR	Erection of temporary agricultural worker`s self-build dwelling	GF	0.37	1	0	0	1	0	**1**
Maugersbury	23/01543	23/01543/FUL	Land parcel south of Meadow View, Stow Road, Bourton-on-the-Water	Conversion of barn to form dwelling with associated works	GF	0.14	1	0	1	0	0	**1**

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Maugersbury	23/02671	23/02671/FUL	Heath Hill Bungalow, Stow Road, GL54 2EZ	Demolition of existing dwellings and outbuildings and erection of 2no. replacement dwellings and outbuilding landscaping works change of use of retained building to equestrian and other associated works	BF	1.29	2	0	2	0	2	**0**
Maugersbury	19/01183.1	22/04415/FUL	Carmel, Wyck Hill, GL54 1HT	Replacement Dwelling and Associated Works	BF	0.02	1	0	0	1	0	**1**
Maugersbury	24/02665	24/02665/FUL	Cackleberry Farm, Burford Road, GL54 1JY	Self build conversion of rural building to dwelling	BF	0.102	1	0	1	0	0	**1**
Meysey Hampton	6429	18/02975/FUL	The Old Rectory, 15 Church Street, GL7 5JX	Erection of new dwelling with new driveway	GF	0.12	1	0	1	0	0	**1**
Mickleton	25/02156	25/02156/FUL	Mickleton Nurseries, Stratford Road	Demolition of existing dwellinghouse and erection of self-build dwellinghouse alterations to access track addition of passing bay and associated works	BF	0.17	1	0	1	0	1	**0**
Mickleton	23/01647	24/01873/FUL	Abbotts Ground Farm, Broad Marston Lane, GL55 6SF	Conversion of existing barn (revision to previous permission ref. 23/01647/AGRPAN to include extension and outbuilding) and replacement of existing dwelling (including removal of large agricultural shed)	GF BF	0.42	2	0	1 1	0	1	**1**
Mickleton	24/02996	24/02996/FUL	Rondo House, Vine Court, High Street, GL55 6SA	Conversion of garage to ancillary annexe with rooflights	BF	0.04	1	0	1	0	0	**1**

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Mickleton	0383	19/03080/FUL	12 Cedar Road, GL55 6SY	Side and rear extensions sub-division to create new dwellinghouse alterations to access and associated works	BF	0.05	2	0	0	2	0	**2**
Mickleton	23/02382	23/02382/FUL	Orchard Cottage, Chapel Lane, GL55 6SD	Demolition of existing conservatory and replacement with new single storey extension and erection of detached annex	GF	0.15	1	0	0	1	0	**1**
Mickleton	2288.7	16/04422/FUL	Land adjacent to Tops Nursery Broadway Road GL55 6PT	Erection of a bungalow	GF	0.04	1	0	1	0	0	**1**
Mickleton	23/01075	23/01075/FUL	Land South West Of Willow Tree Cottage, Gloucester Lane	Erection of a dwelling	GF	0.06	1	0	0	1	0	**1**
Moreton-in-Marsh	25/01445	25/01445/FUL	Cotswold Lea, Hospital Road, GL56 0BQ	Erection of a new self-build dwelling with associated works	GF	0.19	1	0	1	0	0	**1**
Moreton-in-Marsh	25/01894	25/01894/FUL	30 Jameson Court, GL56 0EW	Conversion of a residential dwelling into 2no. residential Flats	BF	0.01	2	0	0	2	0	**2**
Moreton-in-Marsh	23/03780	23/03780/FUL	Barklay House, High Street, GL56 0AX	Change of use of upper floors including internal and external alterations to facilitate the creation of an independent residential flat and reinstate appropriate fenestration style to the front and side elevations	BF	0.011	1	0	1	0	0	**1**

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Moreton-in-Marsh	9189.1	18/00869/FUL	Building attached to the Wellington Aviation Museum, Bourton Road, GL56 0BG	Change of use from workshop/store to dwelling	BF	0.01	1	0	0	1	0	**1**
Moreton-in-Marsh	2662.1	19/02123/FUL	White Roses, Hospital Road, GL56 0BN	Two storey extension to create classrooms/WC`s demolition of garden room at White Roses creation of new garden enclosure and access and change of use of White Roses from D1 (education) to C3 (residential) (amended scheme)	BF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	3715.1	19/03681/FUL	Dale House, High Street, GL56 0AD	Change of use of barn to 1 residential unit including internal alterations and replacement of windows and doors	GF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	3715.2	20/01115/FUL	Dale House, High Street, GL56 0AD	Change of use of ground floor from retail (A1) to a single dwelling (C3)	BF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	23/00003	23/00003/FUL	21 High Street, GL56 0BJ	Change of use of redundant store and erection of single storey extension to form a one bed flat	BF	0.03	1	0	0	1	0	**1**
Moreton-in-Marsh	19/00086	21/02766/REM	Land to east of Evenlode Road	Erection of 67 dwellings open space and landscaping (Reserved Matters application)	GF	7.17	67	64	3	0	0	**3**

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Moreton-in-Marsh	19/02248	19/02248/FUL	Land at Dunstall Farm, Fosseway	Erection of 250 dwellings (to include 150 Market Housing and 100 Affordable Housing) with associated vehicular access landscaping drainage and public open space (phased development of 146 dwellings in phase 1 92 dwellings in phase 2 and 12 dwellings in separate phases thereafter).	GF	16.36	250	117	65	68	0	**133**
Naunton	25/01732	25/01732/FUL	Stables, Brockhill Quarry, GL54 3BA	Erection of a permanent equestrian manager`s dwelling incorporating office/entertainment space and the relocation of the existing timber lodge building all in association with the existing equestrian enterprise	GF	0.38	1	0	1	0	0	**1**
Naunton	22/03964	25/01509/FUL	Land and building east of 3 Littlesworth	Erection of self-build two-storey dwelling and detached garage demolition of dilapidated barn	BF	0.09	1	0	1	0	0	**1**
Naunton	23/03879	23/03879/FUL	Land And Barn South East Of Naunton Downs Farmhouse	Conversion of agricultural barn into a dwelling with associated extensions alterations and works	GF	0.22	1	0	1	0	0	**1**
Naunton	19/03261	19/03261/FUL	Land and barn west of Church Farm House	Change of use of barn to dwelling	GF	0.07	1	0	1	0	0	**1**
Naunton	21/03216	23/00017/FUL	Brockhill Farm, GL54 3AZ	Demolition of existing dwelling and equestrian buildings and erection of a replacement dwelling and ancillary buildings with associated landscaping and access alterations	BF	17.02	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Naunton	23/01896	23/01896/FUL	Church Farm, GL54 3AJ	Conversion of a disused storage barn to a single dwellinghouse (Resubmission)	GF	0.11	1	0	1	0	0	**1**
North Cerney	22/02698	22/02698/FUL	The Meeting Room Hall, Woodmancote	Erection of detached dwelling and creation of vehicular access	BF	0.03	1	0	0	1	0	**1**
North Cerney	1969.1	22/02950/FUL	Scrubditch Farm	Conversion of main barn and stable block to dwellinghouse demolition conversion and erection of outbuildings addition of PV panels and associated works (revised scheme following approved permission - 13/04199/FUL)	GF	0.47	1	0	0	1	0	**1**
Northleach with Eastington	25/00109	25/00109/FUL	The Old Prison, Fosseway, GL54 3JH	Change of use of office accommodation within the Old Prison to form a single dwellinghouse together with associated alterations to the listed building	BF	0.01	1	0	1	0	0	**1**
Northleach with Eastington	20/04545	20/04545/FUL	Crickley Barrow Farm, Crickley Barrow, GL54 3QA	Conversion of a Dutch barn to create a single dwelling with integral carer`s accommodation	GF	0.5	1	0	0	1	0	**1**
Northleach with Eastington	22/01954	22/01954/FUL	Stable Building, All Alone Lane	Conversion of a stable building to a single dwellinghouse and associated works	GF	0.09	1	0	0	1	0	**1**
Northleach with Eastington	23/03126	23/03126/FUL	The Black Cat Café, Market Place, GL54 3EE	Refurbishment and conversion of Black Cat Cafe and current residential accommodation over to form cafe with self-contained accommodation over. Form new access to first floor via new stair in pitches. Roof addition to existing flat roofed block to west of main building	BF	0.02	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Northleach with Eastington	21/03228	21/03228/FUL	Upper End Farm, Eastington, GL54 3PJ	Proposed conversion of Upper End Barn to a single dwelling	GF	0.052	1	0	1	0	0	**1**
Oddington	25/01141	25/01141/FUL	Berry Bank, Main Road, GL56 0XW	Demolition of existing dwelling and erection of replacement dwelling including associated parking reinstatement works and wider landscaping	BF	3.78	1	0	1	0	1	**0**
Oddington	25/00045	25/00045/FUL	Land North East Of Braecroft, Upper Oddington, GL56 0XJ	Erection of a new self-build dwelling	GF	0.3	1	0	1	0	0	**1**
Oddington	25/01196	25/01196/FUL	Cheyney Cottage, Lower Oddington, GL56 0XA	Change of use of The Cottage (residential annex garage and storage) into a two bedroom residential dwelling	BF	0.05	1	0	0	1	0	**1**
Oddington	23/03878	23/03878/FUL	Fox Furlong, Upper Oddington, GL56 0XJ	Demolition of existing pottery studio and erection of new dwelling and associated new vehicular access (Alternative to planning permission reference 22/00813/FUL)	BF	0.13	1	0	1	0	0	**1**
Oddington	2250.3	23/02369/TDC	Brae Croft, Upper Oddington, GL56 0XJ	Technical Details Consent for erection of 1 no. dwelling following grant of Permission in Principle ref 23/01504/PLP	GF	0.26	1	0	1	0	0	**1**
Oddington	23/02283	23/02283/FUL	Gardners Cottage, Back Lane, GL56 0XL	Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works	BF	0.06	1	0	0	1	0	**1**
Poole Keynes	23/03334	23/03334/FUL	Ash Farmhouse, GL7 6EG	Conversion of existing stone barn to a residential annex	BF	0.39	1	0	0	1	0	**1**

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Poulton	24/00116	24/00116/FUL	Thornhedge, Ashbrook Lane, Poulton, GL7 5JF	Demolition of existing dwelling and erection of replacement dwelling with garage and associated works	BF	0.17	1	0	0	1	1	**0**
Preston	24/02854	24/02854/OUT	Land West Of Kingshill Lane	Residential development for up to 280 dwellings associated works including infrastructure ancillary facilities open space landscaping and pumping station. Construction of a new vehicular access off Kingshill Lane (Outline application)	GF	13.5	280	0	280	0	0	**280**
Preston	24/00765	24/00765/FUL	Forty Farm, Kingshill Lane, GL7 5PP	Conversion of agricultural outbuilding to residential use	BF	0.03	1	0	0	1	0	**1**
Preston	24/03404	24/03404/FUL	Preston Croft, Preston, GL7 5PR	Conversion of stables into ancillary accommodation	BF	0.01	1	0	1	0	0	**1**
Rendcomb	24/00406	24/00406/FUL	Building I B, Cheltenham Road	Conversion of Building I (B) from a residential live/work unit to an independent dwelling	BF	0.12	1	0	1	0	1	**0**
Rendcomb	22/01623	22/01623/FUL	Greenmeadow Farm, GL7 7DF	Conversion of traditional farm buildings to form 2 no. dwellings	GF	1.04	2	0	0	2	0	**2**
Rendcomb	21/02074	21/02074/FUL	Land at Grid Reference 402240 210540, Rendcomb Buildings, Marsden Estate	Conversion of three barns into 2 dwellings garage storage and office space and associated works	GF	0.62	2	0	0	2	0	**2**
Rodmarton	21/04654	21/04654/FUL	Manor Farm, Tarlton, GL7 6PA	Conversion of agricultural buildings to one domestic dwelling and associated works	GF	0.28	1	0	0	1	0	**1**
Sapperton	22/04506	24/00838/FUL	Oxstalls Farm , Frampton Mansell, GL6 8HZ	Erection of replacement dwelling and detached two storey garage and stable	BF	0.18	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Sapperton	3366	23/00437/FUL	Jolly Nice Café, Stroud Road, Frampton Mansell, GL6 8HZ	Conversion of former Inn to 2 no. dwellings and erection of 2 no. dwellings with car parking and associated works	BF	0.23	4	0	0	4	0	**4**
Sapperton	23/02445	23/02445/FUL	Kimber Cottage, Frampton Mansell, GL6 8JB	Amalgamation of 2no. dwellings into 1no. dwelling erection of single storey rear extension front porch and detached car port fenestration alterations addition of PV panels and associated works	BF	0.05	1	0	0	1	2	**-1**
Sevenhampton	24/03233	24/03233/FUL	Hampen Farm, Hampen, Andoversford, GL54 5RH	Demolition of existing buildings and extensions and construction of 1 no. self-build replacement dwelling and stables	BF	1.27	1	0	1	0	1	**0**
Sevenhampton	23/03700	23/03700/FUL	Sennington House, Park Lane, GL54 5TP	Demolition of existing dwelling stables and outbuildings and the erection of replacement dwelling with garage annexe swimming pool pool house landscaping and associated works	BF	2.07	1	0	1	0	1	**0**
Sevenhampton	23/00128	24/00313/FUL	Wychwood, Brockhampton, GL54 5ST	Erection of a replacement dwelling garage and associated works (alternative to permission 23/00128/FUL)	BF	0.52	1	0	0	1	1	**0**
Sevenhampton	0609	14/02105/FUL	Craven Arms Inn, Brockhampton, GL54 5XQ	Change of use of residential accommodation to bed and breakfast accommodation and erection of manager`s dwelling	BF	0.26	1	0	0	1	0	**1**
Sevenhampton	24/00386	24/00386/FUL	Woodleigh, Brockhampton, GL54 5SP	Erection of 3 dwellings with associated access and landscaping	GF	0.4	3	0	3	0	0	**3**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Shipton	23/01477	23/01477/FUL	Birchwood (Formerley Eilian), Shipton Oliffe	Erection of 1no. replacement dwelling and 1no. additional dwelling	GF / BF	0.36	2	1	0	1	0	**1**
Shipton	22/01363	22/01363/FUL	The Rise Care Home, 3 - 4 The Rise, Shipton Oliffe, GL54 4JQ	Change of use from C3 (residential) into C2 (residential institution) with associated external alterations	BF	0.11	2	0	0	2	2	**0**
Shipton	2753.1	17/01373/FUL	Manor Farm, Kilham Lane, Shipton Oliffe, GL54 4HY	Conversion of first floor mezzanine with stable/storage building to 2 bedroomed staff accommodation	BF	0.55	1	0	1	0	0	**1**
Shipton Moynes	7626	19/01848/CLOPUD	Estate House, Estcourt Estate, Estcourt, GL8 8XF	Proposed dwelling	GF	1.43	1	0	1	0	0	**1**
Siddington	23/02841	23/02841/FUL	Hill House, Siddington Road, GL7 1PA	Erection of dwelling with associated works (revised scheme)	GF	0.02	1	0	1	0	0	**1**
Siddington	20/00868	20/00868/FUL	Dryleaze Farm Quarry, Ashton Road, GL7 6DB	New dwelling and associated landscaping	BF	59.29	1	0	1	0	0	**1**
Siddington	19/00051	19/00051/FUL	Land south of the Common, The Common	New single detached dwellinghouse	GF	0.04	1	0	1	0	0	**1**
Siddington	22/00641	22/00641/FUL	The Byre, GL7 6HL	Alteration and conversion of existing garage/workshop building to create 1 x new dwelling with ancillary development	BF	0.29	1	0	1	0	0	**1**
Somerford Keynes	24/01169	24/01169/FUL	Manor Farm, Shorncote, GL7 6DE	Conversion of equestrian building to single dwellinghouse	BF	0.21	1	0	0	1	0	**1**
Somerford Keynes	21/02360	21/02360/FUL	Croft House, GL7 6DW	Erection of a new dwelling associated access and landscaping	BF	0.23	1	0	0	1	0	**1**

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South Cerney	25/02178	25/02178/FUL	Land Between Nos. 4 - 7 Berkeley Close, GL7 5UN	Demolition of existing structures and the erection of 2 no. new houses together with associated external works and landscaping	BF	0.05	2	0	2	0	2	**0**
South Cerney	25/03933	25/03933/CLOPUD	12 & 14 Station Road, GL7 5UE	Certificate of Lawful Proposed Use or Development under section 192 of the Town and Country Planning Act 1990 to convert 2 properties No. 12 and No. 14 Station Road into 1 dwelling	BF	0.05	1	0	1	0	2	**-1**
South Cerney	25/03146	25/03146/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Change of use of farm building to one dwellinghouse with associated conversion works	GF	0.38	1	0	1	0	0	**1**
South Cerney	24/00956	24/00956/FUL	Hideaway, Bow Wow, GL7 5TW	Erection of replacement dwelling together with alteration and extension of existing ancillary outbuilding and other associated works	BF	0.12	1	0	0	1	0	**1**
South Cerney	6216	19/03503/FUL	Crown Inn, The Street, Cerney Wick, GL7 5QH	Erection of 2 detached dwellings	BF	0.17	2	0	0	2	0	**2**
South Cerney	24/00887	24/00887/FUL	19 Broadway Lane, GL7 5UH	Erection of two dwellings and associated ancillary works	GF	0.09	2	0	0	2	0	**2**
South Cerney	8950.1	22/03031/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Change of use of two agricultural barns to 1 no. dwelling house with an annex pool building and associated works	GF	0.49	1	0	0	1	0	**1**
South Cerney	20/01125	23/00587/FUL	Langet End, Upper Up, GL7 5US	Erection of a dwelling new access and associated works (revised scheme)	GF	0.13	1	0	1	0	0	**1**

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South Cerney	24/03609	24/03609/FUL	The Shed, Clay Meadow, Cirencester Road, GL7 6HU	Change of use of farm building to one `self-build` dwelling house with associated conversion and associated works (revised scheme)	GF	0.47	1	0	0	1	0	**1**
South Cerney	8950	24/02901/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Erection of a self-build agricultural worker`s dwelling with associated works (revised scheme)	GF	0.1	1	0	0	1	0	**1**
South Cerney	4065.2	20/01993/AGRPAN	The Butts Farm, Cricklade Road, GL7 5QE	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q for the change of use of agricultural building to residential dwelling	GF	0.2	1	0	0	1	0	**1**
South Cerney	22/01332	22/01332/FUL	Hillview Farm, Silver Street, GL7 5TP	Erection of two storey detached dwelling (self-build)	GF	0.17	1	0	1	0	0	**1**
South Cerney	25/00144	25/00144/FUL	The Hive, Silver Street, GL7 5TP	Erection of an ancillary annexe	GF	0.08	1	0	1	0	0	**1**
South Cerney	23/00353	23/00353/FUL	The Willows, Wildmoorway Lane, GL7 5UZ	Erection of a replacement dwelling	BF	1.7	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
South Cerney	23/02101	23/02101/FUL	Land and properties at Berkeley Close, GL7 5UN	Demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages stopping up of existing highway and the erection of 82 no. new residential units the retention and refurbishment of 2 existing residential units together with associated new proposed adopted highway access drives open space external works and landscaping	BF	4.37	84	7	34	43	18	**59**
Stow-on-the-Wold	25/01852	25/01852/FUL	Penrick House, Digbeth Street	Conversion of the barn into a holiday let and the creation of two flats within first floor and part of ground floor to be used either as private open market dwellings or holiday let accommodation	BF	0.05	2	0	2	0	0	**2**
Stow-on-the-Wold	22/03931	22/03931/FUL	12 Maugersbury Park, GL54 1DU	Demolition of existing garage building and erection of new self-contained granny annexe	BF	0.16	1	0	0	1	0	**1**
Stow-on-the-Wold	2184	22/02593/FUL	Naldra, St Edwards Drive, GL54 1AW	Demolition of existing bungalow and erection of two storey dwelling	BF	0.08	1	0	0	1	1	**0**
Stow-on-the-Wold	0418	22/02858/FUL	Vanburgh House, Park Street, GL54 1AQ	Change of use from A1 to C3 with alterations to fenestration cladding and associated works for the creation of a single residential dwelling	BF	0.06	1	0	0	1	0	**1**
Stow-on-the-Wold	23/01513	23/01513/FUL	Land north of Oddington Road	Exception site for 37 affordable homes (22 rented and 15 shared ownership)	GF	1.97	37	0	32	5	0	**37**
Swell	7163.2	22/00528/FUL	Flagstone Farm, Upper Swell, GL54 1ER	Conversion of 2no. former barns into a single residential dwelling with connecting link	GF	0.2	1	0	0	1	0	**1**

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Swell	24/03444	24/03444/FUL	Flagstone House, Upper Swell, GL54 1ER	Conversion of the existing stables into ancillary accommodation	BF	0.16	1	0	0	1	0	**1**
Swell	3287	23/03145/FUL	Ferndale, Lower Swell, GL54 1LH	Erection of a single dwelling (in place of dwelling approved under permission 09/01969/FUL)	BF	0.07	1	0	1	0	0	**1**
Syde	22/02193	24/02787/FUL	Land and Barn south east of 1 Church Cottages	Barn conversion to single self-build dwellinghouse (Mill Barn); Conversion of outbuilding to the north (the Reading Room) to an ancillary outbuilding	GF	0.05	1	0	1	0	0	**1**
Temple Guiting	25/01431	25/01431/FUL	Land North East Of New Barn Farm	Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings the provision of landscaping demolition of six existing agricultural barns and associated works	GF	0.66	6	0	0	6	0	**6**
Temple Guiting	25/01603	25/01603/FUL	Little Farmcote Cottage, Temple Guiting, GL54 5AY	Demolition of dwelling and outbuildings erection of self-build detached dwelling three-bay garage and associated landscaping	BF	0.29	1	0	1	0	1	**0**
Temple Guiting	24/02612	24/02612/FUL	Stone Barn, Kineton, Guiting Power	Removal of condition 5 (holiday let use) of permission 23/02108/FUL (Alterations and extensions to existing traditional stone barn (part) to form a holiday let provision of private foul water facility formation of parking space - Variation of condition 2 (plans) of 22/01099/FUL to enable design changes) to enable use of building as an unrestricted dwellinghouse	GF	0.07	1	0	0	1	0	**1**

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Temple Guiting	23/02562	23/02562/FUL	Ford Hill Farm, GL54 5XU	Conversion of former barn and stables to form ancillary accommodation with associated works	GF	0.95	1	0	0	1	0	**1**
Temple Guiting	3203	19/04042/FUL	Pinnock Water Pumping Station	Partial demolition change of use conversion and extension of former water pumping station to create a three bedroomed dwelling	BF	0.069	1	0	1	0	0	**1**
Temple Guiting	23/03932	23/03932/FUL	Land Parcel At Lotts Barn	Conversion of agricultural barns to a single residential dwelling with associated works	GF	1.16	1	0	0	1	0	**1**
Tetbury	25/00463	25/00463/OPANOT	14 Church Street, GL8 8JG	Prior notification for change of use from commercial/business/service use to commercial/business/service use to ground floor and 2 two bedroom flats on first and second floors	BF	0.02	2	0	2	0	0	**2**
Tetbury	25/02003	25/02003/FUL	The Old Forge, Hampton Street, GL8 8LX	Conversion of existing furniture workshop into a single storey two bedroom dwelling	BF	0.036	1	0	1	0	0	**1**
Tetbury	23/03253	23/03253/FUL	The Stone House, 36 Long Street, GL8 8AQ	Conversion into a residential property erection of the link and associated internal and external works	BF	0.07	1	0	0	1	0	**1**
Tetbury	2124	24/03616/FUL	20 Hampton Street	Change of use from ground floor retail unit (Class E) to a single dwelling (C3) and window alterations	BF	0.003 5	1	0	1	0	0	**1**
Tetbury	23/04044	23/04044/FUL	The Barn, The Chipping	Conversion of existing stonewalled barn into single dwelling space	BF	0.04	1	0	0	1	0	**1**

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Tetbury	23/02458	23/02458/FUL	20 Long Street, GL8 8AQ	Change of use to first floor to allow additional restaurant area and also to second floor to create one bedroom flat. Addition of external rear staircase and other associated works	BF	0.02	1	0	0	1	0	**1**
Tetbury	20/01306	20/01306/FUL	Dolphins Hall, New Church Street, GL8 8DS	New Community Hall and Sports and Youth Building; pair of semi-detached dwellings and all associated landscaping	BF	0.46	2	0	2	0	0	**2**
Tetbury	24/03187	24/03187/FUL	Greyhound Inn, 3 Hampton Street, GL8 8JN	Conversion of public house (Sui Generis) to three dwellings (Use Class C3) including a rear extension and demolition of outbuilding [former skittle alley] with associated hard and soft landscaping	BF	0.06	3	0	0	3	0	**3**
Tetbury	21/00549	21/00549/FUL	Northfield Garage, London Road, GL8 8HW	45 residential dwellings with associated garages/parking including demolition of existing petrol filling station and other existing buildings	BF	0.94	45	28	0	17	0	**17**
Tetbury	23/02682	23/02682/FUL	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Mixed use development comprising healthcare facility 27 dwellings (including 11 affordable units) landscaping site access internal estate road and associated works	GF	2.45	27	3	5	19	0	**24**
Tetbury	3256	23/02424/FUL	Land north of Cirencester Road, GL8 8SA	Erection of buildings to expand an existing care village together with landscaping parking access and associated works	BF	2.02	131	68	63	0	0	**63**
Tetbury Upton	25/00352	25/00352/PLP	Land West Of Bath Road, GL8 8EJ	Permission in Principle application for the erection of 9 no. dwellings	GF	1.33	9	0	9	0	0	**9**

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Tetbury Upton	2039	02/02877/FUL	Manor Farm, Doughton	Change of use from agricultural barns to 5 dwellings	GF	0.6	5	3	2	0	0	**2**
Todenham	5367.1	20/02628/FUL	Desmond House, GL56 9PF	Erection of 1no. detached dwelling	GF	0.14	1	0	1	0	0	**1**
Todenham	23/02468	23/02468/FUL	Homestallend House, GL56 9PF	Demolition of existing dwelling and erection of two new dwellings with associated works	BF	0.11	2	0	0	2	0	**2**
Upper Rissington	25/00954	25/00954/PLP	5 Smith Barry Crescent, GL54 2NG	Permission in Principle for the erection of a dwelling	GF	0.08	1	0	1	0	0	**1**
Upper Rissington	24/03740	24/03740/FUL	Land Parcel Adj To 10 De Havilland Road, GL54 2NZ	Erection of a self-build dwelling	BF	0.04	1	0	1	0	0	**1**
Upper Rissington	25/02114	25/02114/PLP	5 Smith Barry Crescent, GL54 2NG	Permission in principle application for the erection of one dwelling	GF	0.11	1	0	1	0	0	**1**
Upper Rissington	24/02321	24/02321/FUL	8 Sandy Lane Court, GL54 2NF	Subdivision of property convert and extend into 1 self-build dwelling	BF	0.01	1	0	1	0	0	**1**
Westcote	24/01453	24/01453/FUL	Downcroft, Church Westcote, OX7 6SL	Demolition of existing dwelling and erection of a self-build replacement dwelling with associated landscaping and access alterations	BF	0.97	1	0	0	1	0	**1**
Weston Subedge	23/00171	24/00734/FUL	Top Farm, GL55 6QU	Conversion of a modern barn into two residential units together with associated residential curtilages parking and outdoor amenity areas	GF	0.26	2	0	2	0	0	**2**
Westonbirt with Lasborough	23/02872	23/02872/FUL	Land and building south of the Old Stables, Home Farm, Easton Grey Road	Proposed conversion of building to dwelling	GF	0.03	1	0	1	0	0	**1**

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Westonbirt with Lasborough	24/01187	24/01187/FUL	Morley House, Bath Road, GL8 8QT	Proposed extension to garage to form self-contained annex	BF	0.37	1	0	1	0	0	**1**
Whittington	6316.2	23/00308/FUL	Wycomb Loft Annexe, Syreford, GL54 5SJ	Erection of self-build replacement dwelling and garage. Demolition of existing dwelling and garage	BF	0.247	1	0	0	1	1	**0**
Whittington	6694.2	21/01919/PLP	Whittington Lodge Farm, GL54 4HB	Construction of single dwelling within existing residential garden	GF	0.1	1	0	1	0	0	**1**
Wick Rissington	23/00417	23/00417/FUL	Former Wyck Hill, Nursery Wyck Hill, GL54 1HY	Erection of a dwelling of exceptional quality (paragraph 80e) plus associated hard and soft landscaping	GF	1.04	1	0	1	0	0	**1**
Wick Rissington	1328.1	19/04573/FUL	Laurence House, GL54 2PN	Conversion and extension of existing stabling and garaging to create self-contained staff accommodation and associated relocation of existing stables (amendment to previously approved application 16/03743/FUL)	BF	0.54	1	0	0	1	0	**1**
Wick Rissington	24/00280	24/00280/FUL	Little Orchard, GL54 2PN	Demolition of existing dwelling and erection of replacement dwelling with associated works	BF	0.44	1	0	0	1	0	**1**
Willersey	25/02983	25/02983/OUT	Land North Of Folly View, Broadway Road	Outline application for the erection of up to 30 dwellings with associated means of access car parking public open space landscaping sustainable drainage system (SuDS) and associated infrastructure (all matters reserved except for access)	GF	1.85	30	0	30	0	0	**30**
Willersey	23/02590	23/02590/FUL	Manor House, Main Street, WR12 7PJ	Proposed conversion of garage to accommodation new and replacement roof lights new external joinery and internal alterations	BF	0.316 02	1	0	0	1	0	**1**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
Willersey	21/04088	21/04088/FUL	Willersey Farm Stables, Badsey Lane, WR11 7HF	Conversion of 2no. barns to form 3no. residential dwellings and associated works	GF	0.39	3	0	3	0	0	**3**
Willersey	5602	13/05112/FUL	1 The Long House, Main Street	Conversion of Hewins Barn to provide separate dwelling	BF	0.1	1	0	0	1	0	**1**
Willersey	22/03959	22/03959/PLP	Land to the east of Willersey Lodge, Campden Lane	Permission in principle application for the erection of 1 dwelling	GF	0.99	1	0	1	0	0	**1**
Windrush	20/00561	20/00561/AGRPAN	Barn referred to as Lower Barn	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q for conversion of barn to form new dwelling	GF	0.8	1	0	0	1	0	**1**
Withington	23/01038	24/00829/FUL	Fulford, Withington Road, GL54 4LL	Conversion of barn to residential dwelling and associated works	GF	0.12	1	0	0	1	0	**1**
Withington	24/00951	24/00951/FUL	Lovat Cottage, GL54 4BB	Demolition of existing workshop and erection of a 1 bed dwelling and associated works	BF	0.07	1	0	1	0	0	**1**
Withington	22/02082	23/02826/FUL	Shornhill Farm, GL54 4BJ	Change of use of barn to form dwelling with associated works including access and landscaping (revised scheme following approved permission - 22/02082/FUL)	GF	0.065	1	0	0	1	0	**1**
Withington	4531	22/01596/FUL	Kings Head Inn, Kings Head Lane, GL54 4BD	Change of use from Public House to a single dwelling house and associated extensions alterations and demolitions	BF	0.22	1	0	0	1	0	**1**
Withington	23/02152	23/02152/FUL	Fulford, Withington Road, GL54 4LL	Erection of replacement dwelling including garage and swimming pool with associated works	BF	0.49	1	0	1	0	1	**0**

Parish	Site No.	Application Reference	Address	Development Description	Greenfield / Brownfield	Site Area (Ha)	Site Capacity	Total Completed	Not Started	Under Construction	Expected Losses	Net Commitments
									3417	454	73	3798

11. Lapsed Planning Permissions in 2025/26

10.1 Table 20 lists the planning permissions that lapsed in 2025/26.

Table 20 – Lapsed planning permissions

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Batsford	22/00233	22/00233/FUL	Home Farm, GL56 9QA	Change of use and alterations to an existing building to form a dwellinghouse and conversion of adjacent buildings to provide ancillary functions	1
Bledington	22/01362	22/01362/FUL	Land at Building north of Micklands Hill Farm, Stow Road	Conversion of a Dutch barn to a residential dwellinghouse and associated works	1
Blockley	9172	18/00761/FUL	Diggets Barn, Ditchford, Aston Magna	Change of use of barn to 1 no. dwelling including external alterations and associated works	1
Blockley	5314	22/00697/FUL	Land at 56 Park Road, GL56 9BZ	Erection of a single dwelling and associated works	1
Bourton-on-the-Water	23/01281	23/01281/LBC	Tuesday Cottage, Clapton Row, GL54 2DW	Conversion of ancillary residential detached outbuilding to annex including replacement window	1
Chedworth	22/00534	22/00534/FUL	Orchard Barn, GL54 4NE	Conversion of Dutch Barn to provide a single residential dwelling with associated works	1
Chipping Campden	8275	22/02994/FUL	Heath Farm, Middle Hill, WR12 7JY	Conversion of existing stone and metal barns into one dwelling	1
Cirencester	22/00453	22/00453/FUL	Gloucester Street Dental Practice, 10A Gloucester Street, GL7 2DG	Change of use from commercial to residential	1
Cirencester	21/04812	21/04812/FUL	First and Second Floor 8 – 10, Castle Street	Conversion of first and second floors from Use Class E to Use Class C3 to form 3 residential units	3
Cirencester	21/01875	21/01875/FUL	Car & Tyre Care, 29 The Waterloo, GL7 2PZ	Demolition of existing single storey garage and erection of new block of 3 apartments including associated landscaping and parking	3
Cirencester	21/03760	21/03760/FUL	Waterloo Cleaners, The Waterloo, GL7 2PY	Single storey ground floor extension to existing commercial premises and alterations to first floor including raising roof and installation of new external staircase to create 1No. self-contained flat	1

Parish	Site No.	Application Reference	Address	Development Description	Prior Net Commitments
Down Ampney	21/04233	21/04233/FUL	The Byre, Church Lane, GL7 5QW	Separation of existing dwelling to create two dwellings and associated works	2
Lechlade	21/03608	21/03608/FUL	9 Gassons Road, GL7 3BQ	Erection of 2no. two-storey dwellings; erection of front porch to existing dwelling and demolition of single storey side extension; creation of parking landscaping and associated works	2
Maugersbury	20/04603	20/04603/PLP	Land adjacent to Stonewell Cottage, GL54 1HP	Redevelopment of site to provide 1 dwelling	1
Stow-on-the-Wold	22/01328	22/01328/FUL	Ways End Back Walls	Demolition of existing dwelling and erection of a single dwelling and associated parking	1
Tetbury	7480	22/01086/FUL	Land parcel off Cirencester Road	Erection of dwelling (revision of lapsed permission 16/00429/FUL)	1
Todenham	22/00471	22/00471/FUL	Lower Manor Farm, GL56 9PN	Conversion of agricultural barn to residential accommodation	1
Upper Rissington	8810	22/03827/FUL	15 Avro Road, GL54 2NU	New 3 bedroom house and other associated works	1
					24

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Gloucestershire GTANA 2026 - Cotswold (July 2026)

This note has been prepared by RRR and Cotswold District Council to support the Cotswold Local Plan Regulation 19 consultation and has been published in advance of the wider Gloucestershire Gypsy and Traveller Accommodation Needs Assessment (GTANA) (RRR, 2026), which was being finalised at the time of writing and will be issued in due course. It provides a summary of the current provision of accommodation for Gypsies and Travellers within Cotswold District and identifies the need for additional permanent residential pitches over the plan period to 2043. The findings are drawn from the Gloucestershire GTANA and are intended to provide the evidence required to inform the Council's approach to meeting identified accommodation needs through the emerging Local Plan.

Gypsies and Travellers

There are 55 pitches with planning permission (43 occupied at the time of the assessment)

Table 1: Assessment of the need for permanent residential site pitches 2026-2031

1) Current occupied permanent residential site pitches	43
Additional residential supply	
2) Number of unused residential pitches available	2
3) Net number of households on sites expected to leave the area	2
4) Number of households on sites expected to move into housing	1
5) Residential pitches planned to be built or brought back into use	10
Total Additional Supply	15
Additional residential need	
6) Seeking permanent permission from temporary sites	0
7) Households (on pitches) seeking residential pitches in the area	0
8) Households on transit pitches requiring residential pitches in the area	0
9) Households on unauthorised encampments requiring residential pitches	0
10) Households on unauthorised developments requiring residential pitches	0
11) Households currently overcrowded (or hidden household members)	10
12) Net new household units expected to arrive from elsewhere	2
13) New household formations expected to arise from within existing households	7
14) Households in bricks and mortar with a cultural preference need a pitch	8
Total Need	27
Balance of Need and Supply	
Total Additional Pitch Requirement	12

Source: GTANA 2026

Table 2: Summary of permanent accommodation needs 2026-43 (pitches)

Period	Pitches
2026-31	12
2031-36	8
2036-41	8
2041-43	4
Total	32

Source: GTANA 2026

Meeting Identified Need

The GTANA identifies a need for 32 additional permanent residential pitches in Cotswold District over the period 2026-2043. The assessment does not identify specific sites to meet this need. In accordance with the Planning Policy for Traveller Sites, the Council will need to undertake an assessment of site and land availability through the Local Plan process to identify a supply of deliverable sufficient to

maintain a five-year supply of specific deliverable sites, and developable sites sufficient to meet the identified need across the plan period.

Methodological Notes and Assumptions

The following notes explain key assumptions and methodological approaches used in the assessment of accommodation need. They provide context for the calculation of pitch requirements and should be read alongside the accompanying tables and findings.

Additional need

Households currently residing on highway land (without planning permission) were not considered to have an identified need at the time of the assessment. Accordingly, these households have not been included within the calculation of accommodation need.

This conclusion is contingent upon the assumption that the Council will continue to make appropriate provision for these households should their current circumstances change. If the existing arrangement becomes unavailable and households subsequently require alternative pitch accommodation, an additional need for accommodation would arise. Any such requirement would exceed the need identified in this assessment and would need to be addressed through future monitoring and review processes.

Clarification of steps

NB Step 14: As no reliable Census data is available to identify the number of Gypsy and Traveller households residing in bricks-and-mortar accommodation within Cotswold, a proxy approach has been applied. This assumes a requirement equivalent to 15% of the total authorised residential pitch stock (54 pitches with planning permission), resulting in an estimated need from 8 households. The total authorised pitch stock has been used as it provides a more stable indicator of the size of the resident Gypsy and Traveller community than the number of occupied pitches at a single point in time, which may fluctuate due to temporary vacancies and changes in occupancy.

This approach is consistent with that adopted in the previous assessment, although the underlying rationale has changed. The previous assessment was based on evidence of psychological aversion to conventional housing, whereas this assessment reflects a cultural preference for caravan-based living and a demonstrable need for a pitch, consistent with the requirements of the Planning Policy for Traveller Sites (PPTS) 2024.

Another change since the previous assessment is that we no longer include mortality-related supply, either within the first five years or in future growth calculations. This is because the death of an occupant does not necessarily result in the loss of a household or the release of a pitch, as pitches commonly remain occupied by other household members or are subsequently occupied by family members. Accordingly, we have applied the 11.4% household growth rate identified in the previous assessment, but have not deducted a mortality rate from the future accommodation-need calculations.

Needs of Other Groups

Showpeople: No known yards and therefore no known identified need.

Boat dwellers: This need is shared across the wider study area, although the number of residential moorings required has yet to be determined. However, given the absence of navigable waterways in the Cotswold District, residential moorings are not anticipated to be required. Consequently, any identified need is unlikely to have implications for the Council's future provision of accommodation.

Future Monitoring Considerations

The accommodation needs identified in this assessment relate to households for which sufficient evidence was available at the time of the study. Additional accommodation needs may arise during the plan period from households (Gypsies, Travellers, Travelling Showpeople and boat dwellers) not included in the assessment, including households associated with in-migration, unauthorised developments, unauthorised encampments, and some households residing in bricks-and-mortar accommodation. These potential needs have not been included within the identified pitch requirement and should be considered through ongoing monitoring and review and should be considered separately from the need identified in Tables 1 and 2. Any needs arising from such circumstances may be met through future site allocations, planning permissions, or windfall developments, as appropriate.

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Draft document for Council governance process July and August 2026

JULY 2026

Cotswold Employment Land Review

Final Report

ICENI PROJECTS LIMITED ON BEHALF OF COTSWOLD DISTRICT COUNCIL

Iceni Projects Limited on behalf of

Cotswold District Council

July 2026

Cotswold Employment Land Review
FINAL REPORT

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Appendices

A1 – A3 Site Assessment

A4. Population modelling

1. Introduction

1.1 Cotswold District Council is preparing a new Local Plan to guide development in the District over the 2026-43 period. The Council has commissioned Iceni Projects ('Iceni') to prepare this Employment Land Review ('ELR').

1.28 The Employment Land Review considers the characteristics, structure and performance of the District's economy and commercial property market dynamics. This analysis then informs an assessment of future needs for office and industrial development – addressing the E(g), B2 and B8 use classes.

1.29 Consideration is then given to the supply of employment land. There are three principal components of this. Iceni has firstly undertaken a review and selective updating of the Council's 2025 Established Employment Sites Review and made a limited number of adjustments to the report. This is set out at **Appendix A4**.

1.30 A review has then been undertaken of the extant employment allocations in the Cotswold Local Plan 2011-31. This is informed by engagement, where appropriate, with landowners / developers and seek to consider whether these allocations for employment development should be retained and their deliverability.

1.31 Thirdly, a review of potential sites for employment development submitted to the Council through the 'Call for Sites' process has been undertaken. This addresses their suitability and market attractiveness for employment development, and their deliverability, with a view to informing site selection.

1.32 The report then seeks to draw these elements together in considering the current balance between supply and demand for employment land and the scale of additional employment land that needs to be allocated within the emerging Local Plan. It then provides advice on the

appropriate locations for employment development having regard to strategic development constraints in the District; the relative commercial market attractiveness of different locations and the emerging spatial strategy for development.

1.33 Employment land needs modelling in this report has been carried out for a period of 2025-43, whereas Council's plan period is 2026-43. To provide a 2026-43 position, an adjustment has been made whereby net employment completions during 2025/26 have been deducted from the modelled 2025-43 requirement.

1.34 The report has been prepared alongside a Gloucestershire-wide Housing and Economic Needs Assessment (HENA), the preparation of which Iceni is leading. It draws on elements of the analysis therein and the engagement with a range of stakeholders; but has supplemented this with engagement with a number of local commercial agents and specific discussions with those who have been involved in the development of key sites within the District.

1.35 The key purpose of the Review is to inform the emerging Local Plan. However, the assessment may also be relevant to the determination of individual planning applications on employment sites or for employment development.

Report Status and Structure

1.36 The remainder of the report is structured to address:

- Section 2: Economic Baseline;
- Section 3: Commercial Market Assessment;
- Section 4: Employment Land Requirements;
- Section 5: Review of Existing Employment Allocations;
- Section 6: Employment Land Supply;

- Section 7: Bringing the Evidence Together.

2. Economic Baseline

1.1 This section considers the profile of the Cotswold £4.0 billion economy which in 2024 supported 57,100 jobs. The district accounted for around 19.5% of Gloucestershire's GVA and 15.6% of its employment.

Cotswold's Economy

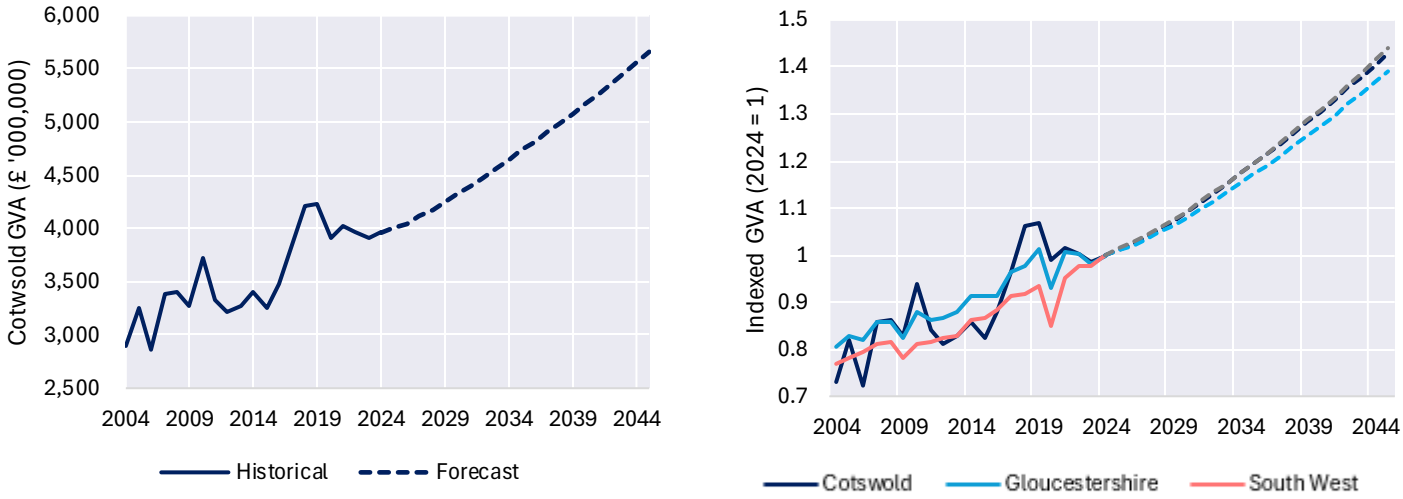
GVA and Employment

2.28 Gross Value Added ("GVA") is a measure of the value of goods and services produced in an economy. It is used to consider the size of the economy in different areas. In 2024, Cotswold was estimated to have a £4.0 billion economy.

2.29 As shown in the figure below, Cotswold's GVA has grown over time, with 36.9% growth from 2004 to 2024 although with some volatility year to year (particularly in 2020 as a result of COVID-19). Moving forward, GVA is forecast to continue to grow, reaching almost £5.7 billion by 2045 based on Experian's trend-based forecasts.

2.30 Trends in Cotswold's GVA broadly reflect those seen across Gloucestershire and the broader South-West Region as Figure 2.1 shows. However, Cotswold's growth has been slightly faster than seen in benchmark areas historically (36.9% vs 24.2% in Gloucestershire, 30.1% in the South West and 35.6% in England between 2004-2024).

Figure 2.1 : Trends in Cotswold Gross Value Added (GVA)

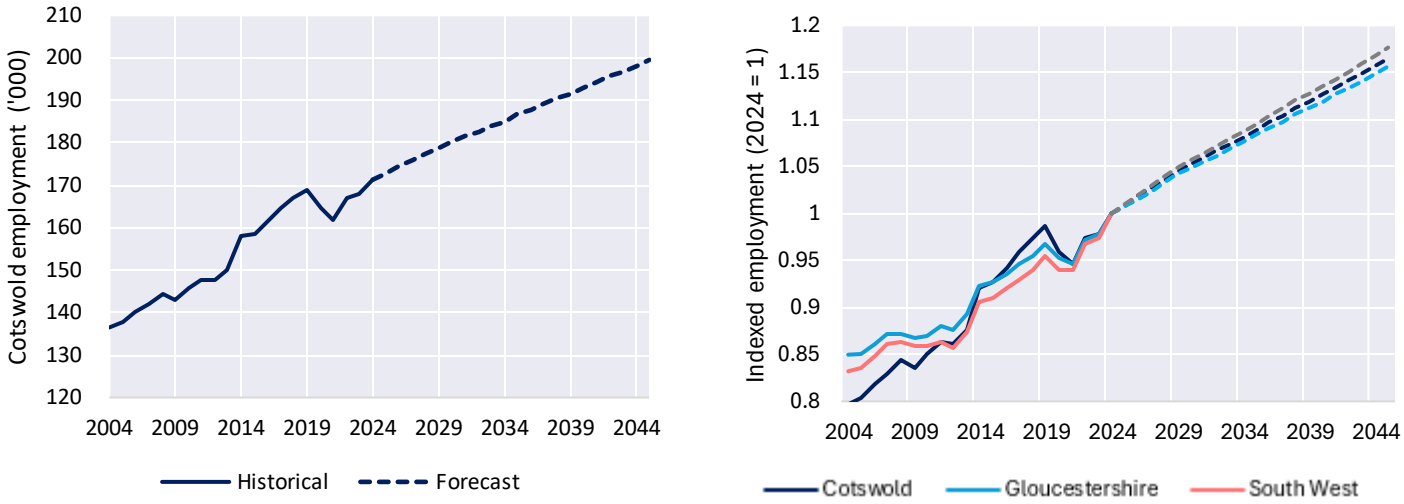


Source: Iceni analysis of Experian 2025 forecasts

2.31 Employment has also been growing steadily in Cotswold over the last 20 years (as shown in Figure 2.2 below). From 2004-2024, employment has grown by 25.5%, or 11,600 jobs. This growth is forecast to continue broadly in line with past trends, with Experian forecasting that an additional 9,800 jobs would be added to 2046 and overall employment reaching 66,900.

2.32 In comparison with the regional and national averages, Cotswold District's employment has grown more quickly since 2004 (25.5% in Cotswold District vs 17.7% in Gloucestershire, 20.2% in the Sout West and 19.8% in England). Between 2024-2046, baseline forecasts place Cotswold's growth levels between those of Gloucestershire and the South West (17.2% vs 16.4% in Gloucestershire and 18.5% across the South West).

Figure 2.2 : Trends in Cotswold employment



Source: Iceni analysis of Experian 2025 forecasts

Job density

2.33 Job density is defined as the ratio of workplace-based jobs to the resident working-age population within an area. It provides an indicator of the balance between local employment opportunities and the labour supply. A jobs density of 1 would indicate one job per working age person, while a jobs density below one indicates less jobs than working-age people.

2.34 Given that not all working-age people are employed, a job density of less than one is typical nationwide. The overall job density of England in 2023 (the most recent available data) was 0.87[1].

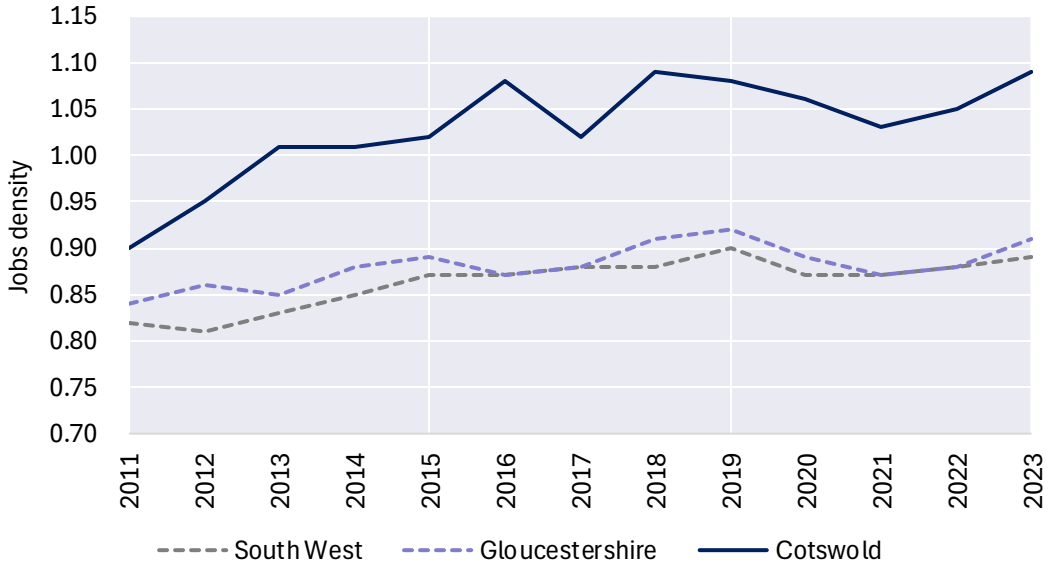
2.35 In contrast to this, Cotswold's job density in 2023 was much higher at 1.09. Indeed, Cotswold has the ninth highest job density of any rural local authority in England, after only North Warwickshire and North West Leicestershire (both of which contain major industrial and logistics areas) and Winchester and West Berkshire (which both contain prosperous towns over twice as large as Cirencester). This indicates

[1] Source: NOMIS

that for an authority of its type, Cotswold has among the highest levels of employment relative to the local population in England.

2.36 Historic data, as shown in the figure below, shows Cotswold's job density t has increased over time, and to have grown relative to benchmark areas. This indicates that job growth in Cotswold has been faster than working age population growth. This pattern is consistent with relatively weaker housing delivery compared with the growth of the District's economy; and is likely to have contributed to an increase in net in-commuting to the District.

Figure 2.3 Job density over time (Cotswold)



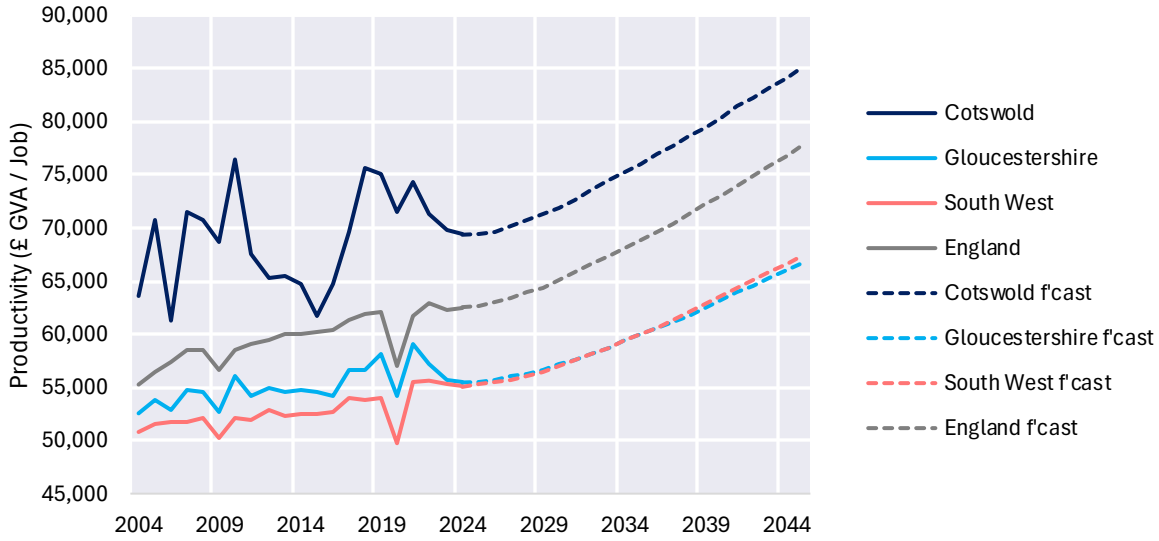
Source: ONS 2025 *Jobs density*

Productivity

2.37 By combining data on GVA and employment, it is possible to estimate the productivity of Cotswold's economy. Our analysis shows GVA of around £69,400 per job. This is well above the results for Gloucestershire (£55,500) and the South West (£55,000), and even above the England-wide level which will capture high productivity jobs in larger cities like London (£62,600). This is a very strong result for a non-urban authority, and the evidence indicates it is a function of both the quality of jobs and strong economic participation.

2.38 As shown in the figure below, Cotswold's productivity has consistently sat above that seen in benchmark areas over the last 20 years. There has been a relatively high level of volatility in the productivity results for Cotswold, which likely reflects issues with economic modelling for smaller authorities rather than underlying economic reality.

Figure 2.4 Trends in productivity (GVA / jobs)



Source: Iceni analysis of Experian Forecasts 2025

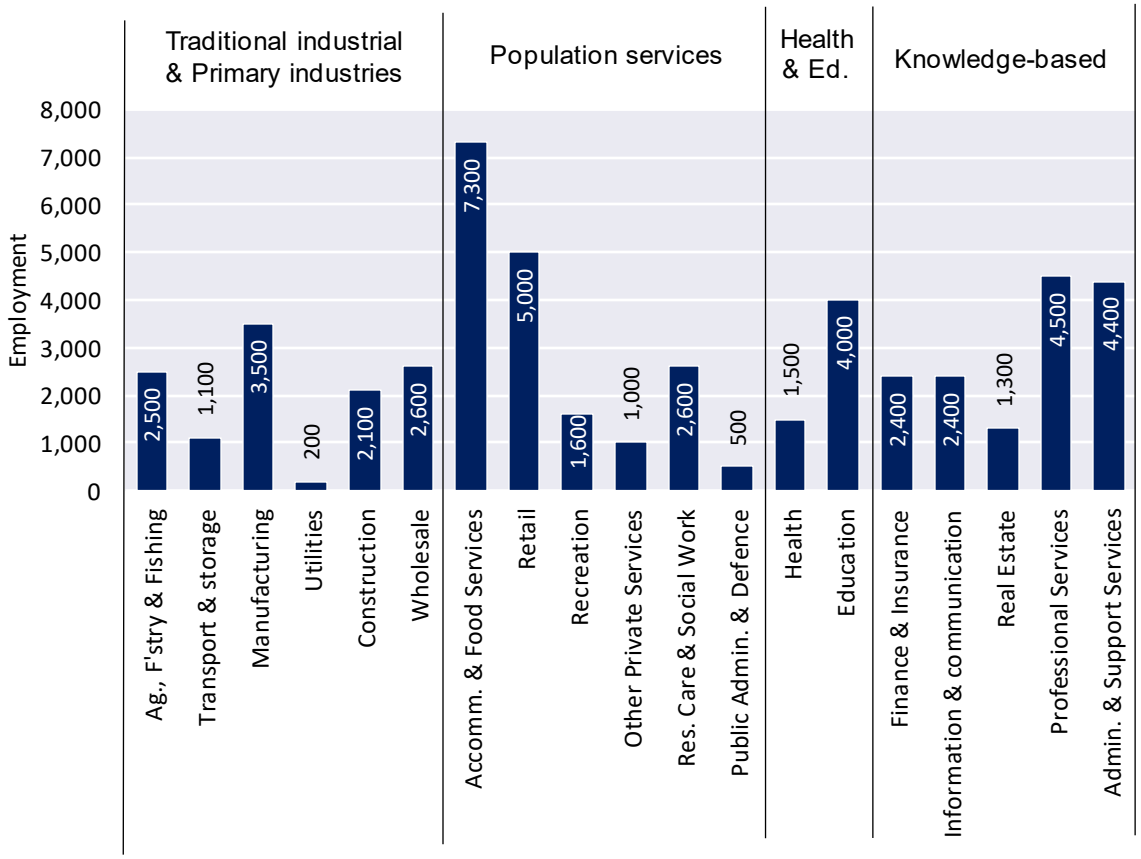
2.39 Forecasts are for accelerating growth in productivity for Cotswold, and more broadly across Gloucestershire, the South West and England as a whole. This reflects the impact of technological shifts (e.g. AI), an increase in business investment, and shifts in the sectoral composition of the economy towards higher value sectors. However, given recent trends of relatively sluggish productivity growth since the Global financial Crisis of the last 2000s, this forecast may be optimistic.

Sectoral Structure

2.40 Cotswold has a broad-based economic structure with jobs spread across a variety of sectors. As shown in the figure below, the largest sectors in terms of total employment are accommodation and food services (7,300 jobs, likely related to tourism), retail (5,000 jobs), ,

professional, scientific and technical services (4,500 jobs), and administrative and support services (4,400), with high levels of employment also in education and manufacturing.

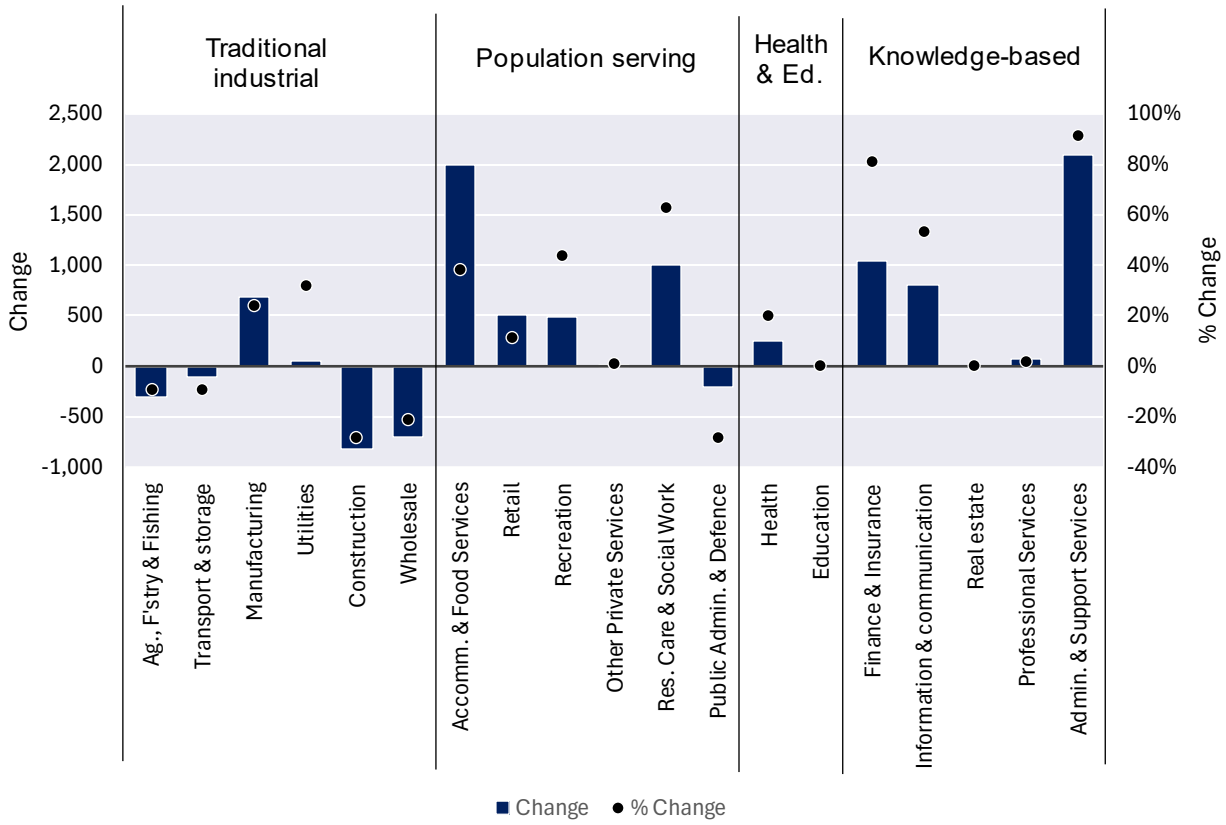
Figure 2.5 Cotswold employment by sector (2024)



Source: ONS Business Register and Employment Survey (2024)

2.41 While overall employment has been growing over time, there is a more mixed picture by sector. Between 2015-2024 (the time period over which consistent data is available from BRES), there has been mixed performance in traditionally industrial and related sectors and limited growth in health and education, while population serving and knowledge-based sectors have grown more strongly.

Figure 2.6 Change in employment 2015-2024 (Cotswold)



Source: ONS Business Register and Employment Survey

2.42 More specifically:

- Employment in **manufacturing** grew (+685 jobs or 24%), while **transport and storage**, the other primary industrial sector, shrank slightly (-105 jobs or 9%).

- **Wholesale** and **construction** can be regarded as secondary industrial sectors, with some activity in these sectors taking place in industrial premises. Employment in both of these sectors contracted (-825 jobs or 29% and -700 jobs or 22% respectively).

- **Agriculture, forestry and fishing** was recorded as shrinking, although this result should be treated with caution as BRES data is relatively poor at capturing agricultural employment.

- In population serving sectors, there was very strong growth in **accommodation and food services** (+2,000 jobs or 38%), **residential care and social work** (+1,000 jobs or 63%) and in **recreation** (+480 jobs or 43%), with lower growth in retail (+500 jobs or 11%) and a small contraction in **public administration and defence** (-200 jobs or 29%).

In recent years, there has been a national shift away from retail employment and towards food and hospitality services. However, the growth in accommodation and food services in Cotswold is particularly high and reflects strength in the local tourism sector. It is also notable that in contrast to general trends, the retail sector grew.

- There was strong growth in the knowledge intensive sectors of **finance and insurance** (+1,050 jobs or 81%), **information and communication** (+815 jobs or 53%, predominately in computer programming, consultancy and related activities) and **administrative and support services** (+2.085 jobs or 91%).

2.43 The relative representation of sectors in the local economy can be considered using a location quotients (LQ) analysis. A LQ value of 1.0 indicates that a sector makes up the same proportion of employment as in the broader economy (in this case the South West), while a lower LQ indicates relative under-representation of a sector in the District and a higher LQ indicates specialisation. Error! Reference source not found. below shows LQs, overlaid with recent growth rates.

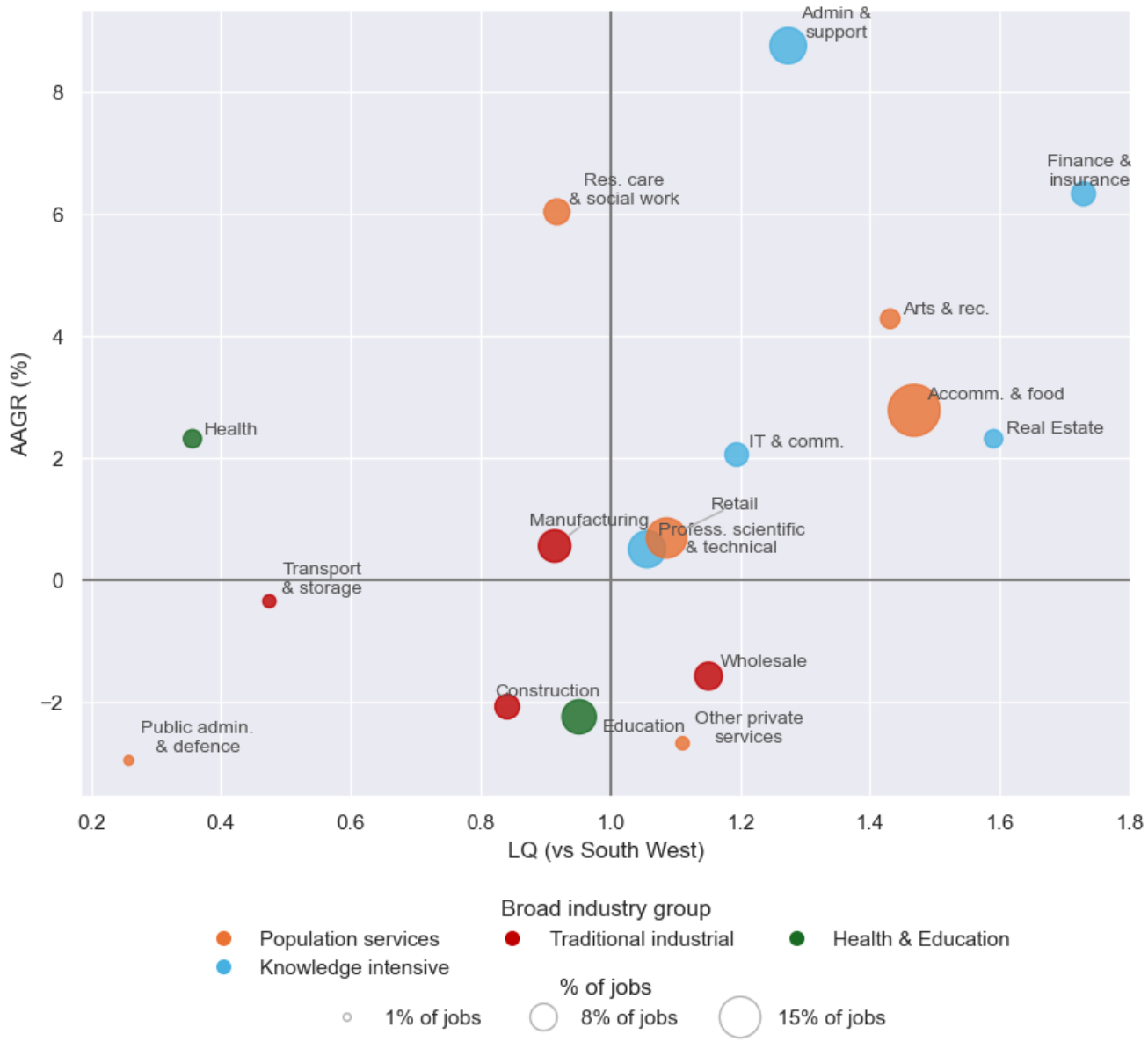
2.44 This analysis shows a clear pattern with most knowledge based and population serving sectors being specialised in the local economy, while traditionally industrial sectors and some services which are more commonly concentrated in larger towns and cities (health, education and residential care) are less specialised. All of the most specialised sectors are also growing, indicating likely increasing specialisation and performance over time.

2.45 Finance and insurance, real estate, accommodation and food services, and arts and recreation are the most specialised sectors, with accommodation and food services also the largest sector by employment (as noted above). Retail and professional, scientific and technical services are also specialised (although only slightly).

2.46 Public administration, health and transport and storage are not specialised (noting the absence in Cotswold of large central government or county council facilities, a hospital or large logistics premises). Manufacturing, residential care and social work are also not

specialised, but growth in these sectors suggests that specialisation may increase in the future.

Figure 2.7 Cotswold employment location quotient (2024) and average annual growth rate (AAGR)



Source: Iceni analysis of ONS Business Register and Employment Survey

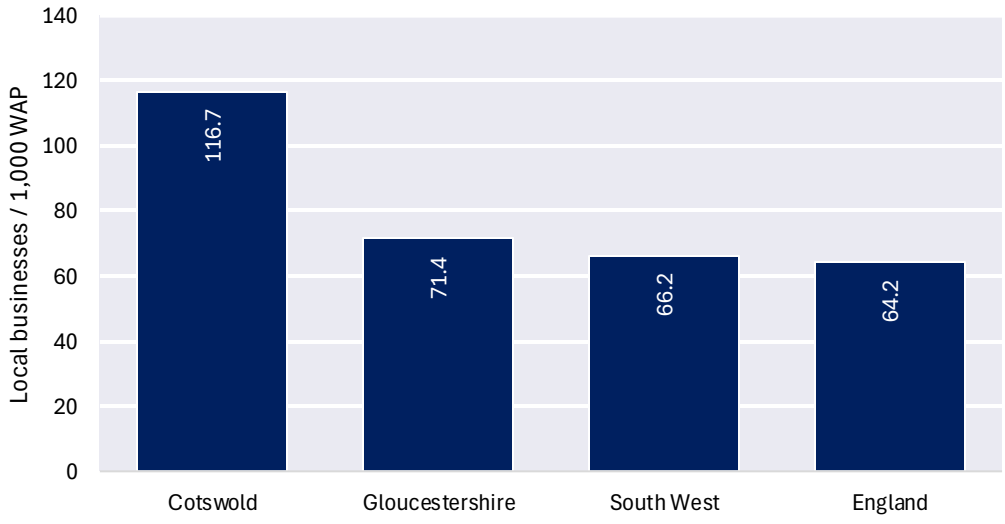
2.47 Overall, the sectoral analysis points to a strong local economy with particular strengths in high-value knowledge-based sectors, in tourism and in some population services. There is also a small but robust manufacturing sector, and some employment in secondary industrial sectors.

Business Base

2.48 In 2025, there were 6,075 local businesses (i.e. enterprises) based in Cotswold, and 6,750 local units (i.e. local branches, premises and employers regardless of whether the overall business is based locally).

2.49 Relative to the number of working-age people, Cotswold has a very high number of local businesses when compared to the regional and national benchmarks (117/ 1,000 working age people vs 61.4 in Gloucestershire, 66.2 in the South West and 64.2 in England). Cotswold's result in this metric is the highest seen in any local authority in England outside of London boroughs and the Isles of Scilly, and is close to double the England-wide rate.

Figure 2.8 Business ownership rate (per 1,000 working age people)



Source: Iceni analysis of ONS Business Counts, Population Estimates

2.50 Cotswold has a small-business focussed economy, with only 15 large local businesses employing 250 or more people. These make up only 0.2% of all businesses, around half of the national benchmark (0.4%).

2.51 The vast majority of businesses are micro businesses. While this is the same across the region and nation, the small overall size of Cotswold's economy means that there are relatively few large locally-based employers.

Table 2.3 Local business base by number of employees

	Cotswold number	Cotswold %	South West %	England %
Micro (0 – 9)	5,380	89.1%	89.0%	89.2%
Small (10 – 49)	560	9.3%	9.1%	8.7%
Medium (50 – 249)	85	1.4%	1.5%	1.6%
Large (250+)	15	0.2%	0.3%	0.4%

Source: ONS Business Counts

2.52 The following two tables provide the absolute and percentage change in local businesses over the last ten years. Cotswold has seen only modest growth in local businesses numbers (185 businesses or 3.2%). This is well below regional and national growth rates (6.6% in the South West and 12.3% in England), although this may reflect Cotswold's already very high level of local businesses relative to the local population.

Table 2.4 Change in local businesses (2015-2025)

	Cotswold change	Cotswold % change	South West % change	England % change
Micro (0 – 9)	135	2.6%	6.9%	12.8%
Small (10 – 49)	25	4.7%	1.7%	6.3%
Medium (50 – 249)	20	30.8%	14.1%	13.8%
Large (250+)	0	0.0%	12.2%	23.6%
Total	185	3.2%	6.6%	12.3%

Source: Iceni analysis of ONS Annual Population Survey, ONS Model-based estimates of unemployment

Labour Market

2.53 Economic participation in Cotswold (79.1%) is below the positions Gloucestershire-wide (83.4%) or across the South West region (80.9%), although above the result for England as a whole (78.8%). This may reflect the presence of a high number of early retirees in Cotswold.

Table 2.5 Economic participation and unemployment rates (3-year average))

	Economic participation rate (% of 16-64 y.o.s)	Unemployment rate (% of economically active 16-64 y.o.s)
Cotswold	79.1	2.3
Gloucestershire	83.4	2.6
South West	80.9	2.8
England	78.8	3.8

Source: Iceni analysis of ONS *Annual Population Survey,* ONS *Model-based estimates of unemployment*

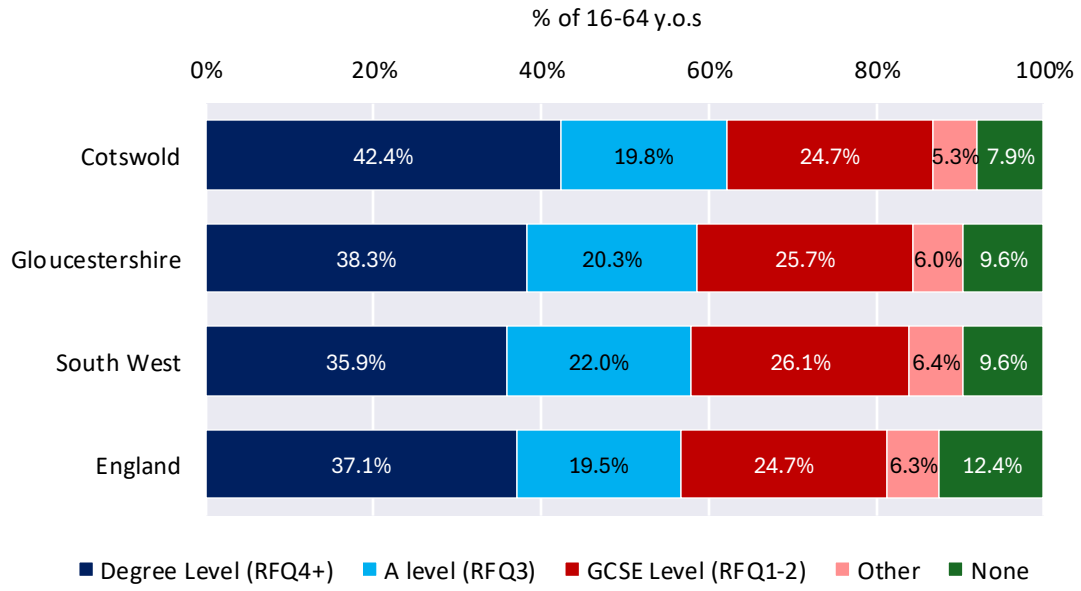
Note: values shown are averages of the 12-month periods ending September 2022 – June 2025

2.54 In keeping with its strong local employment and relatively affluent population, Cotswold has a low unemployment rate (2.3%), below the County-wide (2.6%) and regional (2.8%) rates, and well below the rate seen England-wide (3.8%).

Qualifications

2.55 Cotswold has a highly educated population, with 42.4% of the working age population having a degree level or above qualification, compared to 35.9% across the South-West and 37.1% in England. A relatively small proportion of the working age population has no qualifications (7.9% vs 9.6% in the South West and 12.4% in England) or GCSE level qualifications only (5.3% vs 6.4% in the South West and 6.3% in England).

Figure 2.9 Qualifications of working age people



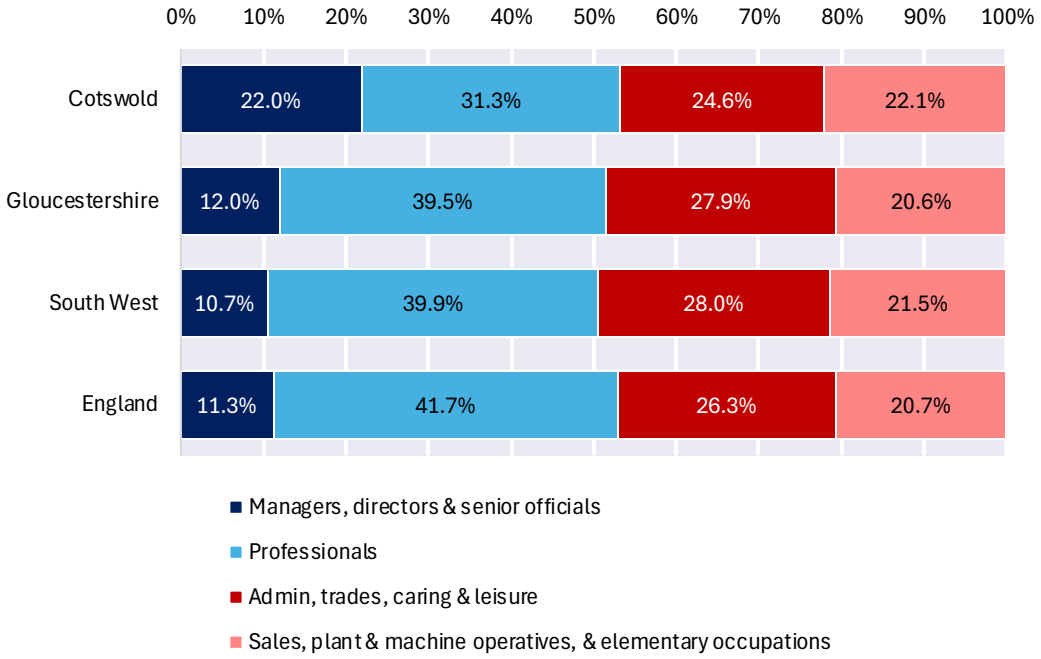
Source: ONS Census 2021

Occupations

2.56 A very high proportion of resident workers in Cotswold work as managers, directors and senior officials (22.0%), over twice the rates seen across the South West (10.7%) or England as a whole (11.3%). There is a correspondingly smaller proportion of people in professional

roles, although profession roles and above still make up 51.3% of workers in Cotswold, above the rate seen in the South West (50.6%).

Figure 2.10 Occupations of resident workers

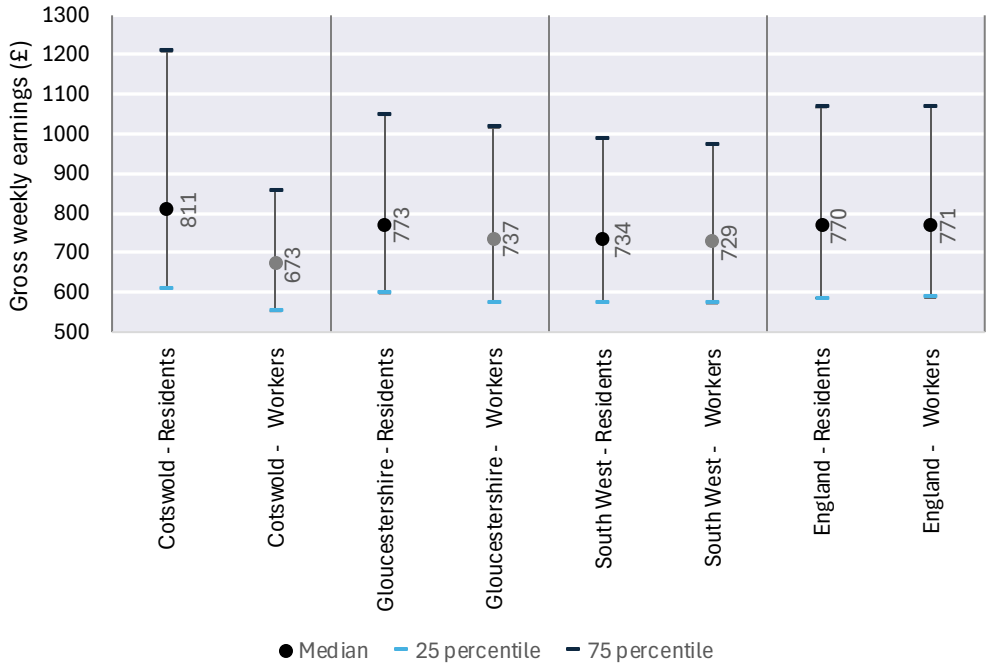


Source: ONS Annual population survey
Note: Average taken across the most recent three years of results (Oct 2021-Sep 2022 to Jul 2024-Jun 2025)

Earnings

2.57 As shown in the figure below, typical full-time wages for Cotswold District residents (median of £811 per week) are well above those seen across the South West (£734 per week) or England as a whole (£770 per week). The 75th percentile of earnings in Cotswold is also substantially above these benchmarks (£1,208 vs £989 and £1,068 respectively). This reflects the very high proportion of residents working in managerial and senior professional roles.

Figure 2.11 Earnings of full-time workers



Source: ONS *Annual Survey of Hours and Earnings*

2.58 By contrast, wages for workers in jobs within Cotswold are well below those for resident workers, with median earnings of £673 per week for residents compared to £811 per week for local workers. The difference is even more pronounced at the upper end of the income spectrum, with 75th percentile values of £858 vs £1,208.

2.59 Higher resident wages is a common phenomenon in rural areas and generally reflects net out-commuting of highly paid professionals to office jobs in nearby urban areas and larger towns. The reason for the discrepancy in Cotswold is however different, as shown in the following section, and reflects instead net in-commuting of lower-skilled workers to the District. This is likely to be influenced by housing affordability dynamics.

Commuting Dynamics

2.60 The table below shows summary data about commuting to and from Cotswold from the 2011 and 2021 Censuses. Data from both sources

are used, as the 2011 data is quite old, but the COVID-19 pandemic may influence the dynamics shown in the 2021 data.

2.61 The balance between in and out commutes is shown by the commuting ratio in the final row of the table. This ratio is calculated as the number of workers living in an area divided by the number of people working in the area. A result above one indicates more resident workers, and so net out-commuting, while a result below one indicates more jobs and net in-commuting.

2.62 Data from both the 2011 and 2021 censuses for Cotswold indicate more local jobs than workers, and consequently net in-commuting from elsewhere. This effect is stronger in 2021 than 2011, potentially reflecting the increase in the jobs ratio (explored earlier in this chapter), although noting caveats around the 2021 census. This is unusual for a rural area, with most rural areas acting to some degree as dormitories for nearby towns or cities.

Table 2.6 Commuting ratios (Cotswold)

	2011	2021
Live and work in District	16,221	11,232
Home workers / No fixed workplace	12,007	23,432
In commutes	15,709	12,239
Out commutes	13,820	9,430
Total working in LA	43,937	46,903
Total living and LA and working anywhere	42,048	44,094
Commuting ratio	**0.957**	**0.940**

Source: Iceni analysis of ONS Census

2.63 To explore the reason for this net in-commuting in more detail, Iceni has broken Cotswold commuters down by approximated social grade. Approximated social grade is an ONS-derived classification that assigns households to standard socio-economic groups based on available

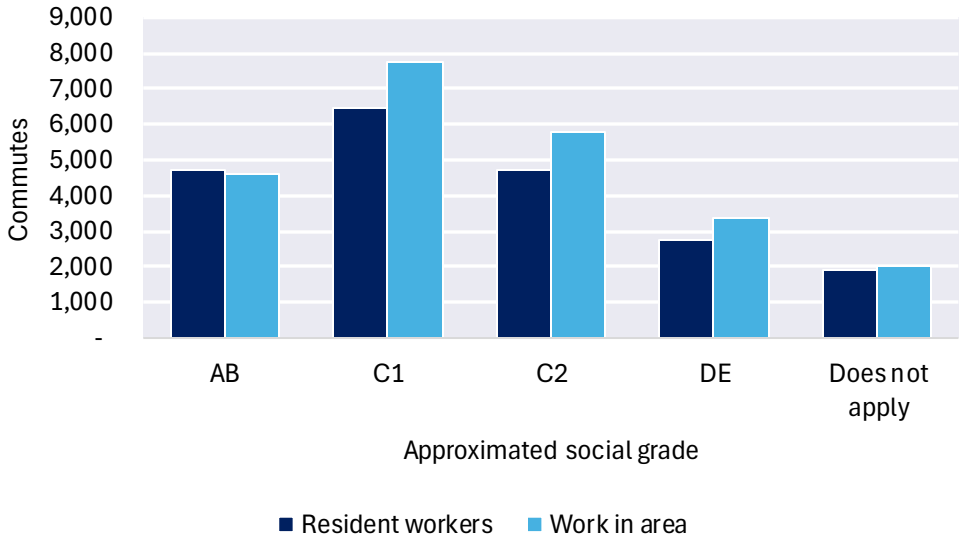
census variables for the household reference person (primarily occupation). The categories that commuting data is provided for are:

- AB - higher and intermediate managerial, administrative, and professional occupations,
- C1 - supervisory, clerical, and junior managerial roles,
- C2 - skilled manual workers, and
- DE - semi-skilled and unskilled workers, plus those not in employment.

2.64 As this assignment is carried out at the household level, it should only be regarded as a high-level proxy only for skill/occupation levels of individual workers. It nonetheless provides an indication of how commuting behaviour differs for different segments of the population.

2.65 For Cotswold, there are substantially more local jobs than workers across the three lower approximated social grades (as shown in the figure below), while there is a smaller surplus of resident workers compared to local jobs in the professional/managerial AB grade. This means that Cotswold needs to import a wide range of non-professional workers from other areas to fill local jobs.

Figure 2.12 Approximated social grade of Cotswold resident workers vs those who work in the District



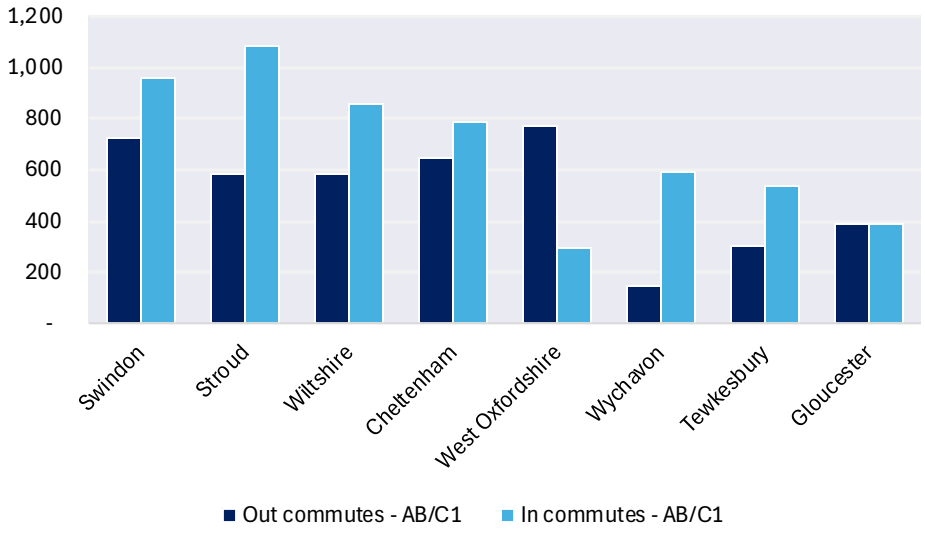
Source: ONS Census 2021

2.66 This is likely to reflect low local housing affordability, with lower paid and younger people unable to afford local housing and needing to live elsewhere. Higher housing delivery – and in particular the delivery of affordable housing as part of this – is important to addressing this.

2.67 The following two figures break down in and out commuting to and from Cotswold by origin/destination authority, providing more detail on the spatial implications of this labour imbalance.

2.68 For professional, managerial, supervisory and clerical roles (grades AB and C1, shown in the figure below), the strongest gross flows are with Swindon, Stroud, Wiltshire and Cheltenham. The largest numbers of outward commutes are to West Oxfordshire (a large part of this is related to employment at and around Brize Norton), and to Swindon and Cheltenham where there are large office markets. Despite this, there is net inward-commuting to Cotswold at these grades from these authorities, as well as from Stroud, Wiltshire, Wychavon and Tewkesbury.

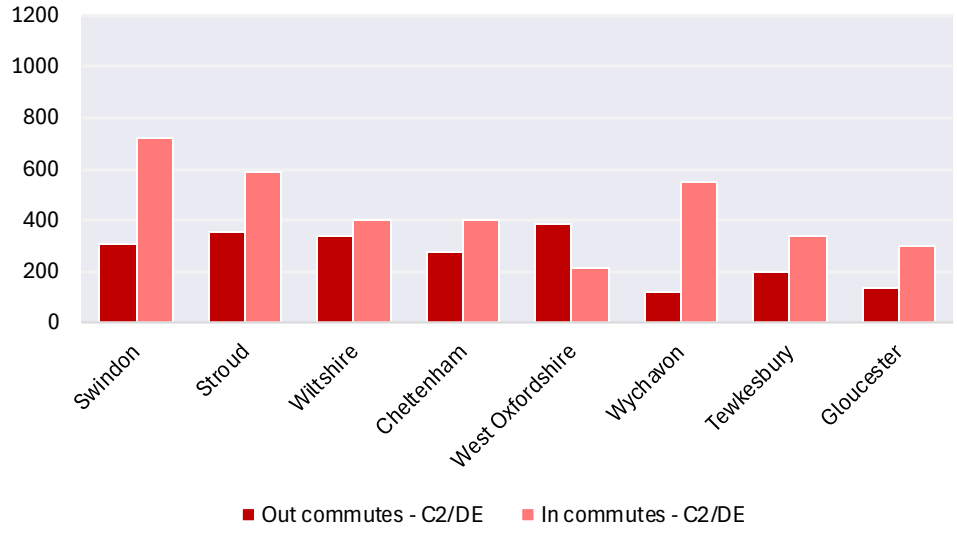
Figure 2.13 Cotswold in commutes vs out commutes for professional approximated social grades (AB and C1)



Source: ONS Census 2021

2.69 At the lower approximated social grades, corresponding broadly to manual and unskilled workers (C2 and DE, shown in the figure below), the highest inwards commuting is from Swindon, Stroud and Wychavon, authorities which have more affordable housing markets than Cotswold.

Figure 2.14 Cotswold in commutes vs out commutes for manual and unskilled workers approximated social grades (C2 and DE)



Source: ONS Census 2021

Economic Geography

2.70 The following table breaks down the sizes of the largest settlements in Cotswold based on number of households, total population and estimated number of jobs[2].

2.71 By far the largest settlement is Cirencester. While it has over three times the population of the next largest settlement (Tetbury). The next largest settlements are Moreton-in-Marsh and Bourton-on-the-Water, but the scale of employment is significantly higher in Cirencester than other locations in the District, as **Table 2.5** shows. These figures underline the dominant position of Cirencester in the local economy, and as the most viable location for any higher order services and

[2] Job data is produced from ONS BRES at the LSOA level. The best fit for settlement boundaries has been made using LSOAs, but in some cases some employment within settlements may be excluded and other employment included.

employment. Cirencester in particular has a larger population and critical mass of economic activity.

Table 2.7 Major towns in Cotswold

	Households (2021)	Population (2021)	Jobs (2023)
Cirencester	9,228	20,185	14,900
Tetbury	2,988	6,455	1,700
Moreton-in-Marsh	2,359	5,010	2,400
Bourton-on-the-Water	1,873	4,181	2,400
Fairford	1,811	4,249	1,000
South Cerney	1,598	3,998	*
Lechdale-on-Thames	1,490	3,138	*
Chipping Campden	1,139	2,377	*
Stow-on-the-Wold	968	1,901	1,100

Note: * The shape of LSOAs means that job data for these towns was not able to be isolated from data for other towns or the surrounding areas
Source: Iceni analysis of ONS Census 2021, BRES

Employment

2.72 More information on the size and sectoral composition of employment in the largest settlements is provided in the figure below, which represents each 100 jobs with one square. As with the table above, information for South Cerney, Lechdale-on-Thames and Chipping Campden could not be shown due to the shape of LSOA boundaries.

2.73 By settlement, the following observations can be made:

- **Cirencester**, as noted above, has by far the most employment. It also hosts the most diverse economy, the largest knowledge sectors, and provides a broad range of services.

- Almost all settlements have large retail and accommodation and food services sectors, reflecting the broad-based visitor economy in the District

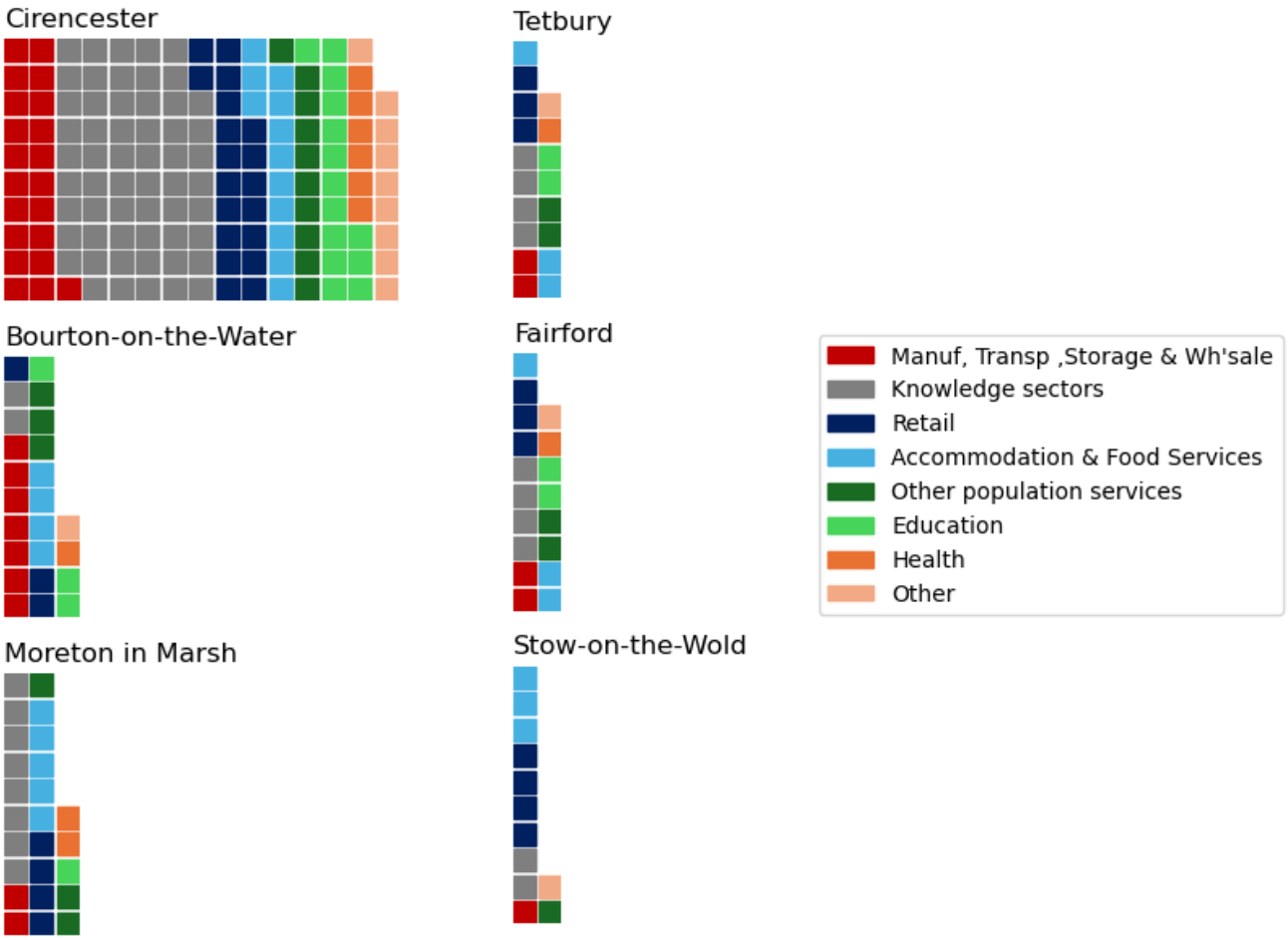
- **Bourton-on-the-Water** accommodates a relatively large industrial area (relative to what is present in the District), and so has a high

proportion of manufacturing, transport, storage and wholesale jobs, alongside its tourism economy.

- **Moreton-in-Marsh**, **Tetbury** and **Fairford** have fewer industrial jobs, but moderate knowledge sectors (although substantially smaller than Cirencester).

- **Stow-on-the-Wold** has lower employment than the other settlements considered and is very tourism focused.

Figure 2.15 Employment by town (2024) - Each square represents 100 jobs



Note: Analysis conducted by LSOA. Data for other towns is not available as LSOA boundaries do not align well with town boundaries.

Source: Iceni analysis of ONS BRES data

Transport networks & strategic constraints

2.77 The following figure illustrates the major transport networks within and around Cotswold Districts, superimposed with the boundaries of the Cotswold National Landscape.

2.78 The most significant road connection within the District is the A417/A419, which is part of the Strategic Road Network and connects the M4 at Swindon with the M5 at Gloucester.

2.79 National Highways is currently progressing the dualling of the 'Missing Link' – a three mile stretch of single carriageway road between the Brockworth bypass and the Cowley Roundabout. This scheme falls on the western side of the District and extends across the district boundary into Tewkesbury District. It is due to be completed in 2027; and this can be expected to support improved accessibility along this corridor and increase its attractiveness – and that of Cirencester in particular (as the major settlement along the Corridor) – for employment development.

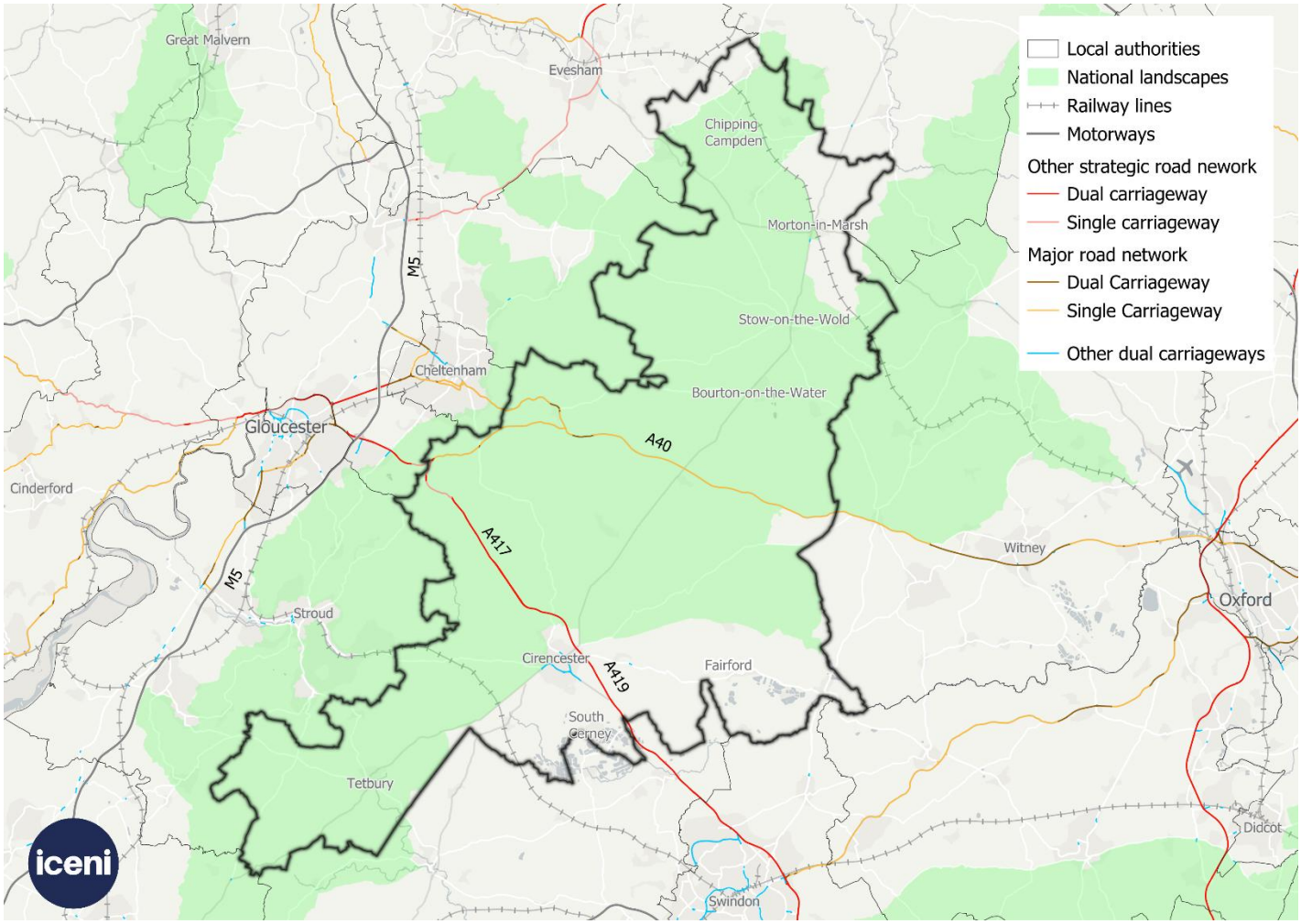
2.80 The A40 is the next most significant road connection and is part of the Major Road Network (the next step down from the Strategic Road Network). It connects east-west to Cheltenham and Oxford but is mostly single carriageway.

2.81 Other A and B roads within the district are single carriage-way and are not part of the nationally designated major and strategic road networks. These include the A433/A429 which runs north/south and connects most of the District's major settlements; and the A44 which connects Moreton-in-Marsh to Oxford.

2.82 The District is also served by railway connections, notably the Cotswold Line which connects to Oxford and Evesham, and on to Hereford. This line has a stop within the district at Moreton-in-Marsh. There is also a railway station on the Golden Valley Line at Kemble, near Cirencester. This line connects Gloucester to the GWR mainline at Swindon.

2.83 80% of the District falls within the Cotswolds National Landscape. National planning policies, as set out in the NPPF 2024, set out that great weight should be given to conserving landscape and scenic beauty; and indicate that the scale and extent of development in these areas should be limited. The NPPF sets out that when considering applications for development in such areas, permission should be refused for development other than in exceptional circumstances and where it can be demonstrated to be in the public interest (see 2024 NPPF Para 190).

Figure 2.16 Geography of Cotswold



2.84 Major transport connections are highly significant to the attractiveness and suitability of locations for employment use. Industrial uses, and logistics in particular, typically seek locations on or close to the strategic road network, and preferably near motorways and dual carriageways.

Other commercial uses including offices also benefit from the access to a broad labour pool and customer base that good transport connections bring, but dual carriageway access is less significant than it is for industrial uses.

2.85 As a result, there are clear implications for potential employment locations within the District from the geography of major transport connections, the boundaries of the national landscape, and the size and composition of local economies:

- Locations on or near the A417 and A419 are likely to be the most attractive, particularly for industrial uses, with locations along the A40 or around Moreton-in-Marsh secondary and more focused on accommodating local business needs.

- Cirencester is likely to be by far the most attractive location for office uses (apart from those with a very local focus) given its size and transport connectivity, and role as the District's only higher-order service centre. Viability considerations are addressed in the next section.

- The national landscape also means that Cirencester and surrounds are also likely to be able to accommodate the most housing and population growth in the future, making it attractive for businesses providing services to the population.

- The number of jobs by settlement (as shown in Table 2.5 and Figure 2.15) suggests that some potential expansion of employment uses in Moreton-in-Marsh and Bourton-on-the-Water. Tetbury has a smaller economy and is entirely within the National Landscape.

- There is likely to be less demand for employment space elsewhere in the District, although some settlements may still see a degree of need – in particular to support growth of individual local businesses.

3. Commercial Market Assessment

1.1 This chapter provides an assessment of the commercial property market in Cotswold District, benchmarked against Gloucestershire and the United Kingdom. It is split into an office section and an industrial market section (where industrial refers to general industrial, light industrial and warehousing).

3.28 The assessment combines quantitative analysis with qualitative elements to build up a picture of the level and nature of demand. The quantitative analysis uses CoStar data - one of the UKs largest providers of commercial property data. Valuation Office Agency data has also been used which provides the best indication of the amount of commercial floorspace in the area. The qualitative analysis has been informed by stakeholder engagement with local agents.

UK Commercial and Economic Dynamics

3.29 At the time of writing in Spring 2026, the commercial market is facing a number of recent challenges including high build costs (influenced in part by the cost of energy) and higher finance costs (driven by higher interest rates) which have placed pressure on the viability of new-build commercial development.

3.30 The commercial market is set against a backdrop of weak national economic performance and a range of fiscal and economic uncertainties which are continuing to inhibit business investment. At the time of writing underlying economic performance is relatively weak: with UK GDP increasing for instance just 0.1% in Q3 2025, 0.3% in Q4 2025 and estimates of 0.5% in Q1 2026. There are economic risks associated with the impacts of the war in Iran, including on energy costs and inflation which could in turn dent consumer demand.

National Office Market Dynamics

3.31 Heightened global uncertainty failed to derail the office market recovery in 2025, as take-up held steady and net absorption turned positive, with more firms occupying than vacating space at a national level. The heavy demand losses of the five years preceding 2025 has ended, as firms right-size their footprints and some begin expanding again.

3.32 While firms have generally leased less space in recent years (post Covid), notable expansions are emerging as return-to-office momentum builds. There is no data specific to the Cotswolds or Gloucestershire; but data from Remit Consulting and Transport for London for instance confirm office attendance at its highest since the pandemic began.

3.33 The office market in recent years has become polarised – and focused in particular towards Grade A space. Landlords of 'best-in-class' assets have weathered recent years well, with prime rents still rising. Older 'secondary' office space, however, remain under pressure in a bifurcated (or two speed) market. Landlords of high-quality new-build or refurbished buildings will benefit, and see demand persisting; whilst older office stock becomes unlettable under new energy efficiency rules from 2027.

3.34 Viability of new-build development is highly varied and focused on the larger, established markets where values of over £25-30 per sq.ft can be achieved.

3.35 Vacancy rates within the office stock have remained modest: whilst they have grown since 2020; in many areas they have done so from a very low base influenced by losses of office space to housing (including through permitted development) over the last decade.

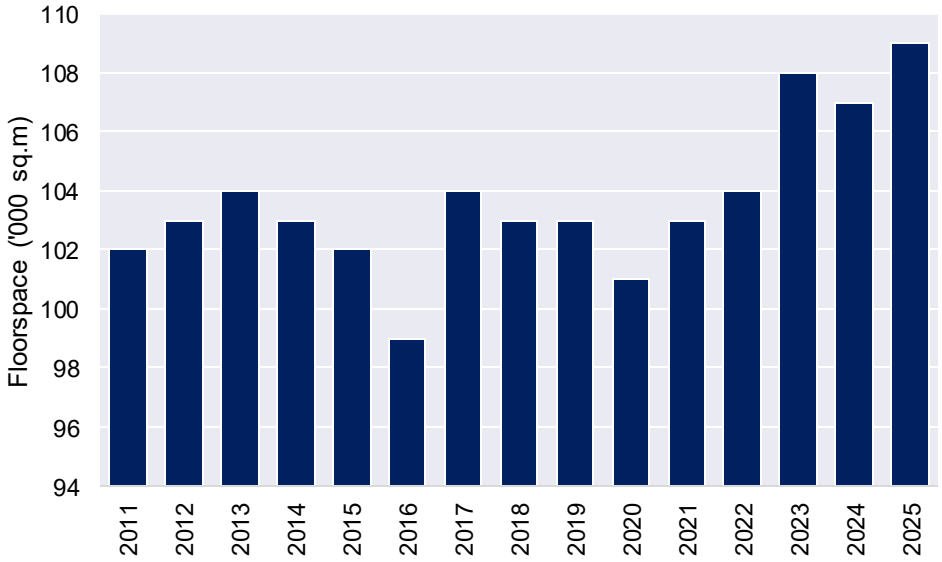
Cotswold Office Market

3.36 The Valuation Office Agency (VOA) provides information on the volume of rateable office floorspace by administrative area. Taking account of the rural characteristics of the district, Cotswold has a reasonable quantum of office stock - as of March 2025, there was 109,000 sqm of office space within Cotswold District.

3.37 Office floorspace has been on a long-term upwards trend. There was a limited reduction of 2,000 sq.m 2014-16 as a result of permitted development rights, however office stock levels have been increasing year on year since 2020. The total office stock has increased by 7% over the past decade.

3.38 A majority of office stock is concentrated within Cirencester, within and around the town centre, at Cirencester Office Park and on Love Lane Industrial Estate. Key office premises include Watermoor Point and the St James' Place offices. There is also clustering of office premises at Moreton-in-Marsh at Cotswold Business Village, Cotswold Business Centre in Upper Rissington and Campden Business Park in Chipping Campden.

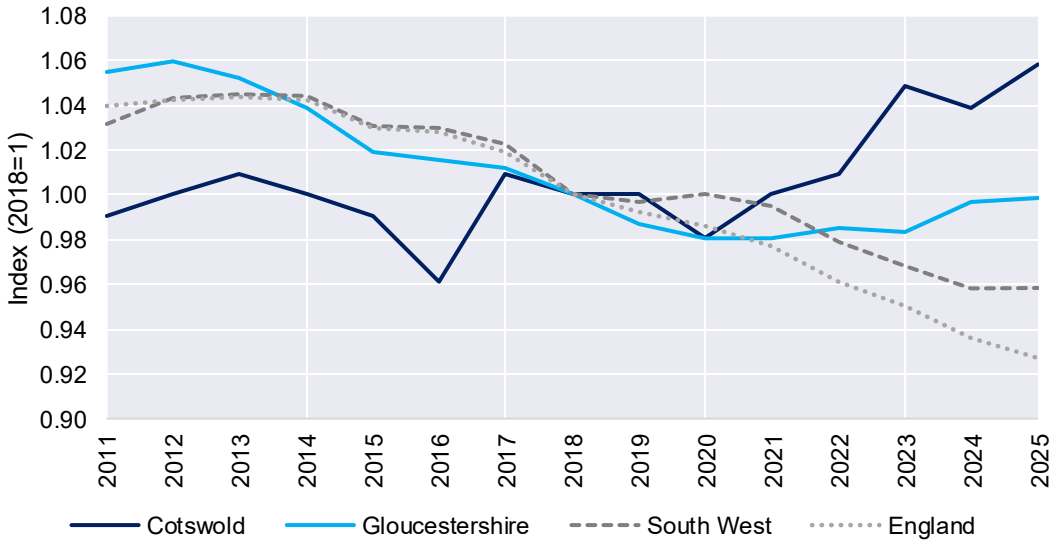
Figure 3.1 Cotswold Office Floorspace (sq.m)



Source: Iceni analysis of VOA data

3.39 The figure below compares the change in Cotswold's office space in comparison to Gloucestershire, the South West and England since 2011. Since 2016 office stock in Cotswold has grown at a faster rate than the wider comparators, which have seen a persistent decline in office space. This wider trend is influenced by changing working patterns and loss of space, particularly through permitted development. It is evident that the stock of office space in the District has held up well.

Figure 3.2 Indexed office floorspace stock 2001-2023



Source: Iceni analysis of VOA data

3.40 The table below provides analysis on the age of Cotswold office stock. Out of the 223 office properties on CoStar's database, around 68% are dated pre-1980, accounting for just under half of the district's office stock. Around 25% of the district's office floorspace has been delivered since 2000, reflecting the district's strong supply of modern office stock, however only 5% of this has been delivered since 2010.

Table 3.3 Office Stock by Age

Age Band	No. of Properties	Floorspace
Pre-1980s	151	63,939
1980-90	6	25,215
1990-2000	15	11,177
2000-10	37	26,643
Post-2010	14	7,251
Total	**223**	**134,226**

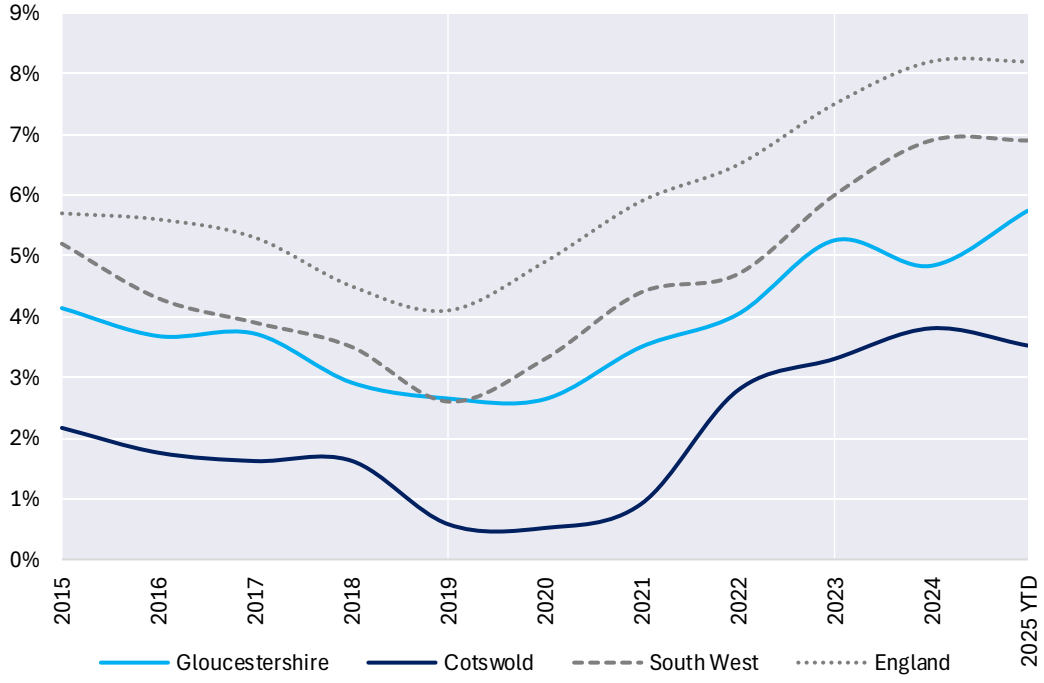
Source: Iceni analysis of CoStar 2025

3.41 The figure below shows the vacancy rate in Cotswold District compared to Gloucestershire, the South West and England. As of November 2025, the vacancy rate in Cotswold was 3.5%, below the Gloucestershire average of 5.7% and significantly below the wider region at 6.9% and national rate of 8.2%.

3.42 In line with comparator trends, the rate has been steadily rising since its historical low in 2020 of 0.5%, following the reduction in the demand arising from the pandemic and the subsequent restructuring of occupier demand in light of home and hybrid working patterns.

3.43 Despite the recent rises in vacancy, the office vacancy rate in Cotswold remains below the optimum 5-10% vacancy rate implying relatively 'tight' market conditions.

Figure 3.3 Office Vacancy Rate



Source: CoStar 2025

3.44 CoStar provides data on net absorption which is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move Ins – Move outs). A positive net absorption figure indicates

growing demand and leads to a falling vacancy rate (unless it is outweighed by net deliveries). On the other hand, a negative net absorption figure indicates weaker demand and leads to a rising vacancy rate (unless it is outweighed by negative net deliveries).

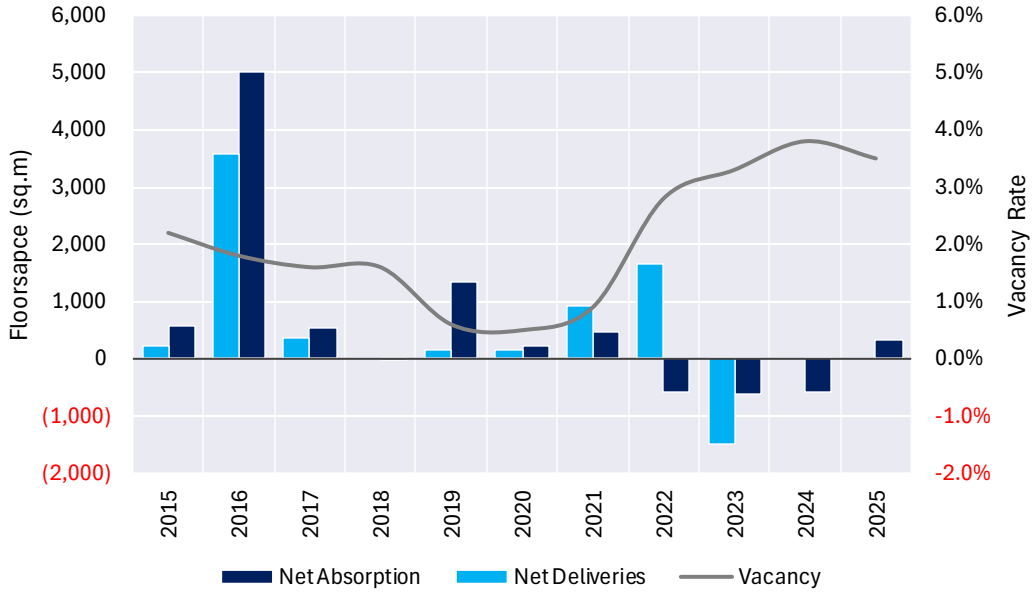
3.45 Net deliveries describe the difference between floorspace delivered (i.e. constructed and brought onto the market) and demolished (or otherwise taken out of use and removed from the market).

3.46 The figure below shows net absorption, net delivery and vacancy of office floorspace in Cotswold District. Between 2022 and 2024 net absorption of office space was negative – with reduced demand for office space as a result of the economic backdrop and the pandemic's influence on working patterns, leading to the increase in the vacancy rate – in particular as occupiers downsized and reduced their office floorspace.

3.47 There has been a turn in market conditions recently: net absorption in 2025 saw a small net positive uptake of 340 sq.m indicating a strengthening of demand as the market settles into a new equilibrium.

3.48 CoStar data typically captures larger transactions but may not record all deals – particularly for smaller space and in more rural local markets such as in Cotswold District. CoStar notes a number of deliveries, most notably the completion of St James' Place Phase II in Cirencester in 2016 of c.3,500 sq.m. It however indicates that there have been limited deliveries since 2019, with the main development being of Elkstone Studios (incl. 2,500 sq.m offices) in the A417 Corridor, alongside other minor deliveries at Cotswold Airport, Guiting Power and Batsford. CoStar notes the demolition of 1,500 sq.m of offices in 2023 however the property is not identified by the database.

Figure 3.4 Net Absorption, Net Deliveries, Vacancy - Cotswold



Source: CoStar 2025

3.49 The figure below shows how average office rental prices in Cotswold District have changed over time compared to Gloucestershire, the South West and England. As of November 2025, the average office rent in Cotswold District was £15.40 per sq.ft. This is lower than the average Gloucestershire office rent of £18.57 per sq.ft (driven by stronger office markets in Cheltenham and Gloucester), and lower than the South West (£20.27 per sq.ft) and national average (£31.73 per sq.ft), driven by prime rents in London and Manchester.

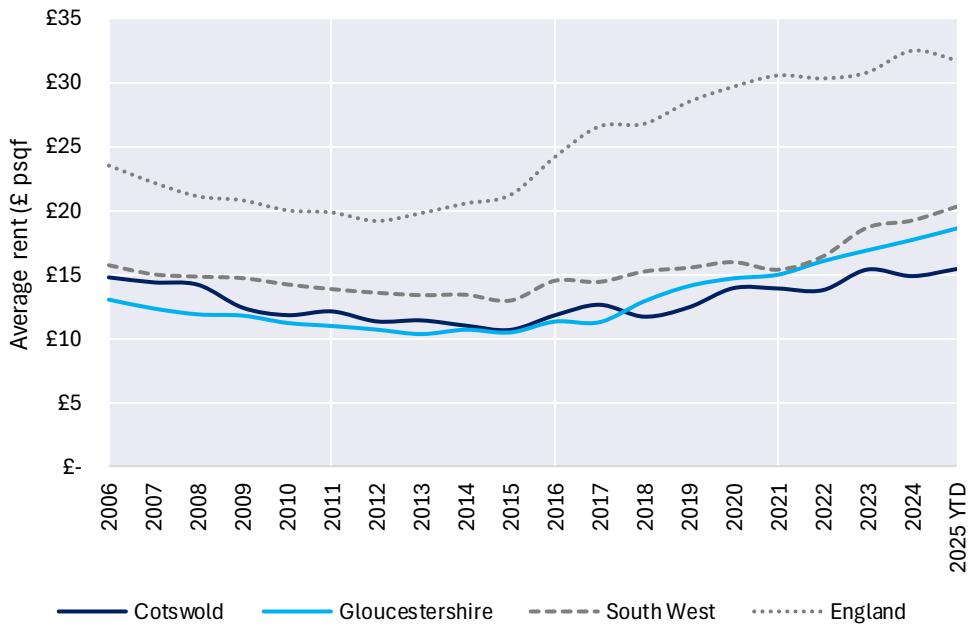
3.50 Office rents in Cotswold District have grown modestly at an average annual rate of 4.0% over the last 10 years, compared to 6.0% in Gloucestershire and 4.7% across the South West.

3.51 Agents note that the lack of new build office space in Cotswold influences this lower rental tone. However fundamentally there has been a lack of new-build office development in the District, as office development would generally require rents of £30 per sq.ft (psf) (and a minimum of £25 psf). Agents estimate that Grade A space in Cirencester would achieve £20-22 psf, which does not each this threshold.

3.52 This means that there is unlikely to be speculative office development in the District, and in most cases new-build office development will not be viable. This is the case at least in the short-to-medium term (noting some potential for rents to rise). There is some limited potential for freehold development of space for owner occupiers who might pay a premium to support delivery of new-build space; however it is realistic to expect that the rental tone will make ultimately limit the scale of delivery of new office development which is more likely to be focused in the more established markets around Gloucester and Cheltenham.

3.53 This rental tone means that extant commitments such as the office component at the Steadings and Kingshill, both of which are in Cirencester, are unlikely to be fully built out as standalone offices – and there is a need to consider delivery of wider E(g) uses which captures development of space for research and development (R&D) and light industrial uses.

Figure 3.5 Trends in average office rents



Source: CoStar 2025

3.54 There is therefore a need to consider and support other means of delivering new office space, including through conversions of existing buildings. This might include the conversions of barns or other

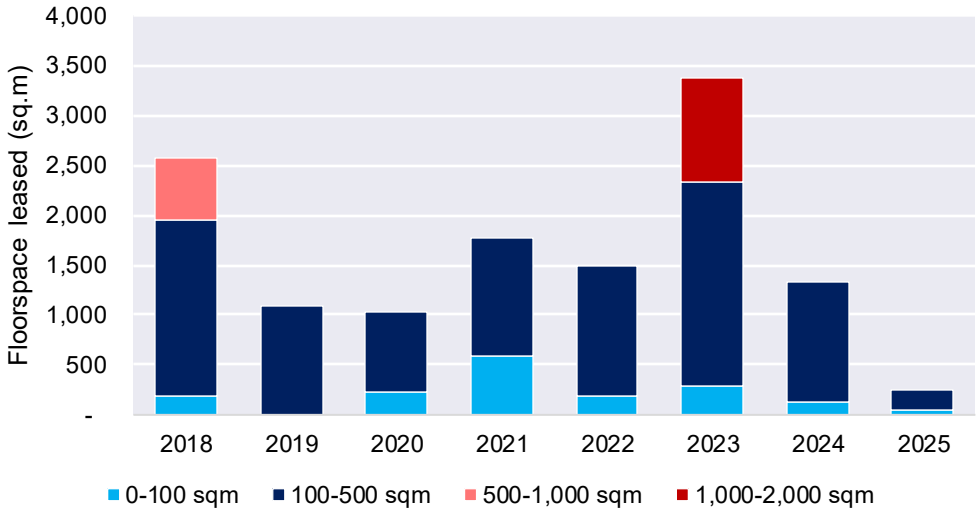
agricultural buildings in rural areas; and of former retail premises in town centre locations – in particular where the buildings offer scope to provide open plan office floorplates. **Conversions and development for owner occupiers provide key means of supporting the delivery of office floorspace in the District, and it will be important that policies in the local plan are crafted to support this** in appropriate locations and subject to wider plan policies.

3.55 The figure below shows the volume of office floorspace leased in Cotswold District by size band. The volume of floorspace leased averaged 1,600 sq.m per annum, peaking in 2023 at 3,400 sq.m and has since been declining. Leasing activity in 2023 was driven by one deal in particular at 33 Sheep Street, Cirencester, where Pegasus leased 1,040 sq.m.

3.56 There were 85 lease deals signed over the 2018-25 according to CoStar data, of which over half (42 deals) were less than 100 sq.m, closely followed by 100-500 sq.m with 38 deals (45%). This highlights that office demand is strongly concentrated at the smaller end of the market within sub-500 sq.m units, with limited demand for larger office premises. This is echoed by agent engagement which highlighted that **the office market demand in the district is strongly focussed towards flexible space for small businesses**, able to accommodate up to c.35 staff.

3.57 Demand has more recently been focused on quality, with Grade A space with strong ESG (environmental, social, governance) credentials and enhanced amenities seeing stronger demand. In contrast, older secondary stock has had difficult letting.

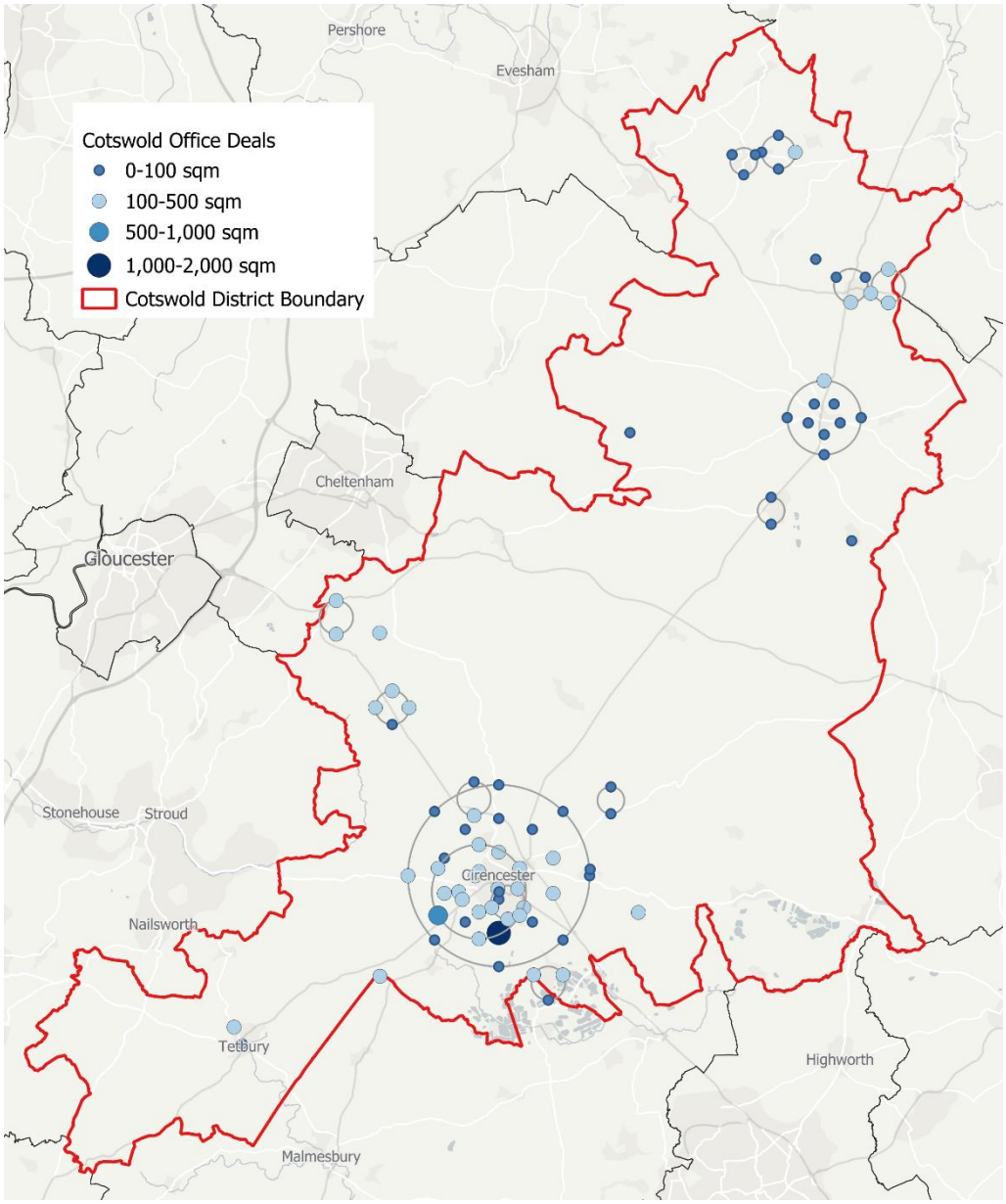
Figure 3.6 Office Space Leased by Size Band - Cotswold



Source: CoStar 2025

3.58 In terms of the spatial distribution on leasing activity, there is an evident concentration in Cirencester, however modest activity has occurred around Stow-in-the-Wold and Moreton-in-Marsh – with key developments including the Cotswold Business Centre and Cotswold Business Village.

Figure 3.7 Office Deals 2018-25



Source: CoStar 2025

National Industrial Market Dynamics

3.59 The UK industrial property market is navigating a period of adjustment, with the national vacancy rate rising to 5.6% at the end of 2025, its highest in over a decade. Early signs suggest stabilisation, as demand losses ease and vacancies are expected to peak soon.

3.60 Demand is being supported by the return of larger leasing deals from third-party logistics providers (3PLs) and expanding retailers. The defence sector has become a major demand driver for industrial space, underpinned by increased government spending and Europe's rearmament efforts, while appetite from Chinese firms surged in 2025.

3.61 Despite these positive factors, business consolidation is keeping the availability of space to sublet high, with tenant space on the market doubling over the past four years. This is most evident in both large and small unit sizes, and landlords continue to report elevated insolvency rates in multi-let portfolios. Although economic growth and retail sales should provide some support, occupiers remain cost-conscious, tempering near-term demand.

3.62 On the supply side, construction activity has moderated from its 2022 peak, with speculative completions declining. Both completions and starts have slowed sharply due to higher construction and finance costs and greater caution among developers. As a result in Q3 2025, construction starts fell to their lowest level in 12 years, signalling a more measured approach to new supply.

3.63 Some UK markets face temporarily high vacancies due to recent deliveries of new space, but these are expected to be absorbed as the pipeline thins. ESG-focused refurbishments of existing industrial space are a key theme, as owners upgrade older stock ahead of tighter energy regulations.

3.64 In the context of some weakening of demand, rental growth has slowed to 3.5% year-on-year, with small- to mid-box units outperforming big box units of over 9,200 sq.m amid limited new supply. Incentives have risen but remain below pre-pandemic levels. Looking ahead, rent growth is expected to moderate further, constrained by high costs and cautious occupiers, though tight supply in some market segments will offer support to rents. Overall, despite near-term headwinds, structural drivers such as

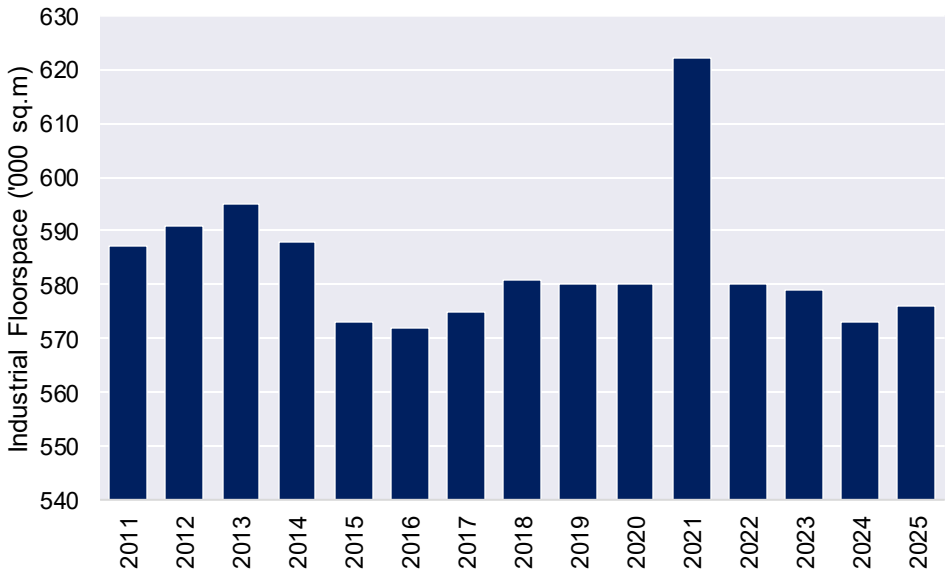
supply chain reconfiguration, defence spending, and ESG imperatives should underpin long-term resilience.

Cotswold Industrial Market

3.65 The Valuation Office Agency (VOA) provides information on the volume of rateable industrial floorspace by administrative area. As of March 2025 (the most recent available data), there was 576,000 sqm of industrial space within Cotswold District.

3.66 Industrial floorspace saw a sharp decline between 2013 and 2015, before increasing to 2018. There has been a fall in industrial stock recorded since 2023. The last decade overall has seen a modest 0.5% growth in industrial stock across the District. The data for 2021 is considered anomalous.

Figure 3.8 Cotswold Industrial Floorspace (sq.m)

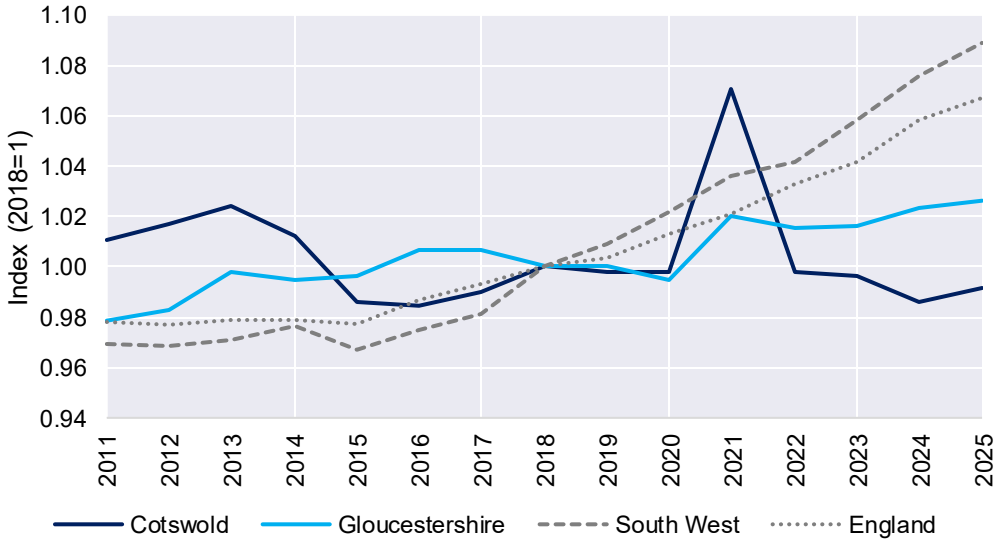


Source: Iceni analysis of VOA data

3.67 The figure below compares the change in Cotswold's industrial floorspace in comparison to Gloucestershire, the South West and England since 2011. Cotswold's decline in industrial space is contrary to the upwards trend seen in the Gloucestershire, the region and

nationally, which have all seen a steady increase in industrial space from 2016 onwards – albeit that this has been weaker in Gloucestershire relative to the regional and national trend.

Figure 3.9 Indexed industrial floorspace stock 2011-25



Source: Iceni analysis of VOA data

3.68 The table below provides analysis on the age of Cotswold industrial stock. It is of note that out of Cotswold's 576,000 sq.m of stock, CoStar only has data for 345,100 sq.m of stock due to the District's rural nature, where data for smaller rural properties is less readily captured.

3.69 Around half of Cotswold's industrial stock and floorspace is dated pre-1990. As discussed further in Section 4, the incoming minimum energy efficiency standards will mean a lot of this older stock will become obsolete during the plan period. There has only been a delivery of 29 properties since 2010, accounting for just 10% of the district's floorspace, indicating that the district has seen an under-delivery of modern industrial premises.

Table 3.4 Industrial Stock by Age

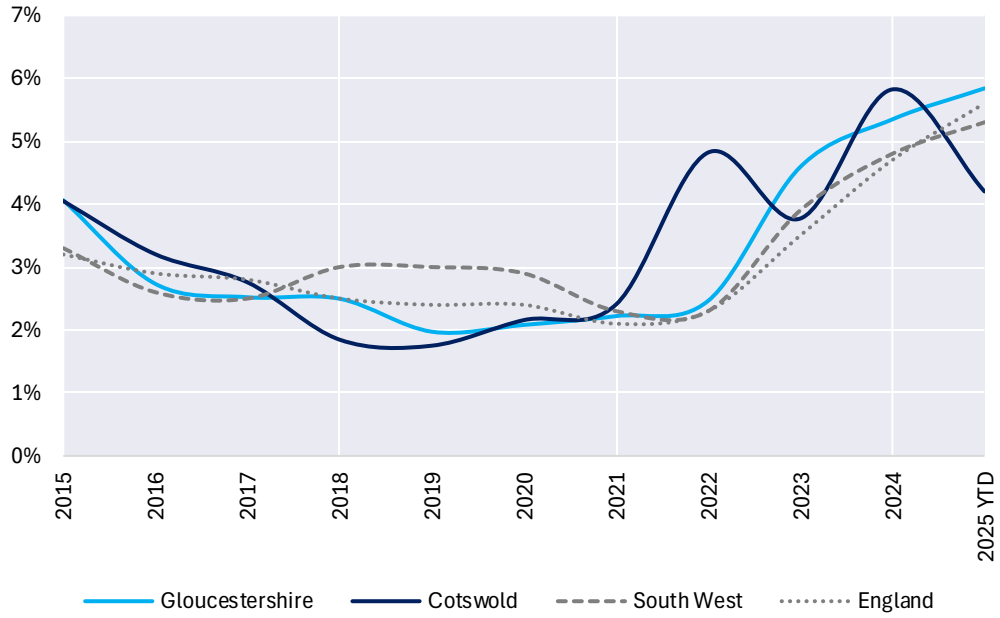
Age Band	Floorspace (sq.m)	No. of Properties
Pre-1980s	99,375	88
1980-90	72,327	51
1990-2000	79,365	58
2000-10	59,443	43
Post-2010	34,585	29
Total	345,095	269

Source: Iceni analysis of CoStar 2025

3.70 The figure below shows the vacancy rate in Cotswold District compared to Gloucestershire, the South West and England. As of November 2025, the industrial vacancy rate in Cotswold was 4.2%, slightly below the Gloucestershire average of 5.8%, the South West (5.3%) and England (5.6%). Broadly in line with comparator trends, the rate has risen from a very low level of 1.8% in 2019; but has fallen from 5.8% in 2024.

3.71 A vacancy rate of 5-10% is considered optimum, allowing for movement in the local market and occupier choice – the industrial vacancy rate in Cotswold District has historically remained below this, with the exception of 2024, indicating that historically there has been an undersupply of industrial space. The market has been relatively tight for a considerable period of time with potential therefore for latent demand.

Figure 3.10 Industrial Vacancy Rate



Source: CoStar 2025

3.72 CoStar provides data on net absorption which is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move Ins – Move outs). A positive net absorption figure indicates growing demand and leads to a falling vacancy rate (unless it is outweighed by net deliveries). On the other hand, a negative net absorption figure indicates weaker demand and leads to a rising vacancy rate (unless it is outweighed by negative net deliveries).

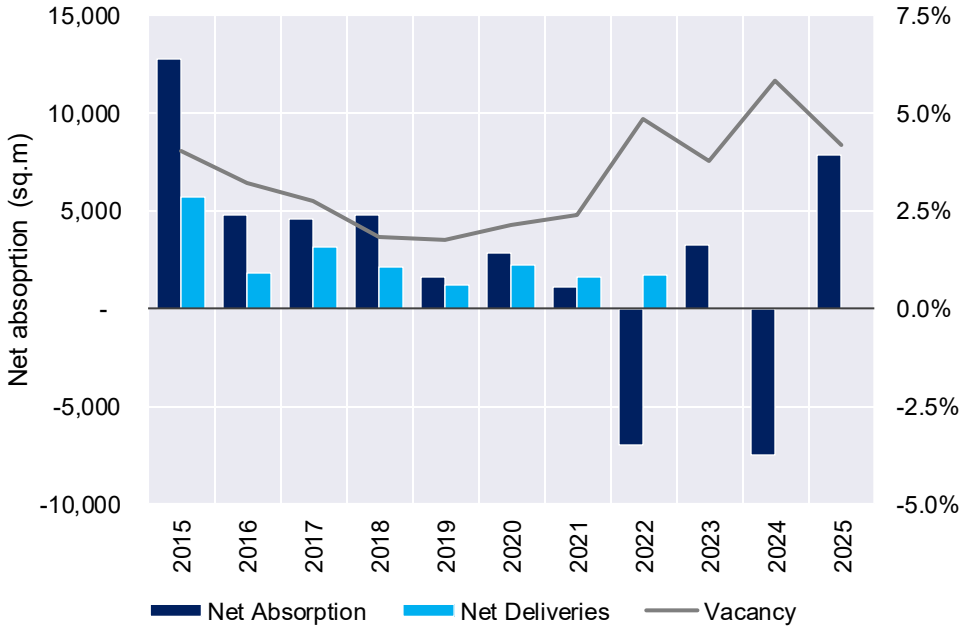
3.73 Net deliveries which is the difference between floorspace delivered (i.e. constructed and brought onto the market) and demolished (or otherwise taken out of use and removed from the market).

3.74 The figure below shows net absorption, net delivery and vacancy of industrial floorspace in Cotswold District. Over the past decade, net absorption has outpaced net delivery of industrial floorspace which has led to a declining vacancy rate and an increasingly suppressed market, leaving occupiers with limited choice and flexibility to move within the market.

3.75 There have been no substantive delivery of industrial space recorded by CoStar since 2022, as higher borrowing costs since Autumn 2022 combined with construction cost inflation has significantly dampened development activity. A continued lack of development in the short-term will continue to tighten market conditions.

3.76 Net absorption was negative in 2022 and 2024, however this is more likely driven by a lack of available space, leading to occupiers moving out of the district, rather than a lack of demand for industrial premises.

Figure 3.11 Industrial Net Absorption, Net Deliveries, Vacancy - Cotswold



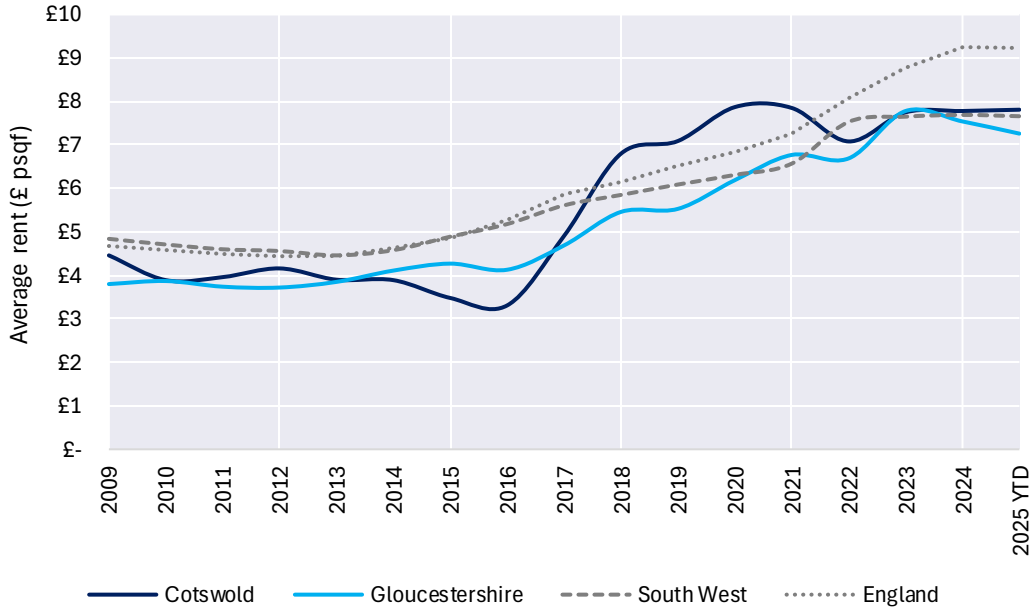
Source: CoStar 2025

3.77 The figure below shows how average industrial rental prices in Cotswold District have changed over time compared to Gloucestershire, the South West and England. As of November 2025, the average industrial rental price in Cotswold District was £7.81 per sq.ft. This is closely aligned with the Gloucestershire average of £7.26 per sq.ft and the South West (£7.66 per sq.ft) but below the national average of £9.23 per sq.ft.

3.78 Industrial rents in Cotswold District have been growing at an annual average rate of 7.9% over the past decade, greater than growth seen across Gloucestershire (5.6% per annum) and the South West and England at 4.9% and 6.5% per annum respectively. Increasing rents indicate persistent demand for industrial space and a supply-demand imbalance, which is particular driven by the lack of available supply within the Cotswold market.

3.79 Agents indicate that headline rents of c.£13 per sq.ft are achieved on larger units of 1,000+ sq.m, a similar level seen to industrial rents in Swindon. These rental levels make new build industrial development economically viable and supports positive land values.

Figure 3.12 Industrial Rents



Source: CoStar 2025

3.80 The figure below shows the volume of industrial floorspace leased in Cotswold District by size band. The volume of floorspace leased averaged 6,000 sq.m per annum, with activity declining since 2021. A majority of leasing activity has been concentrated within the sub-500 sq.m size band.

3.81 There were 120 deals over the 2019-25 period, of which over half (67 deals) were within the 100-500 sq.m size band. This was followed by 37 deals (31%) within the sub-100 sq.m category.

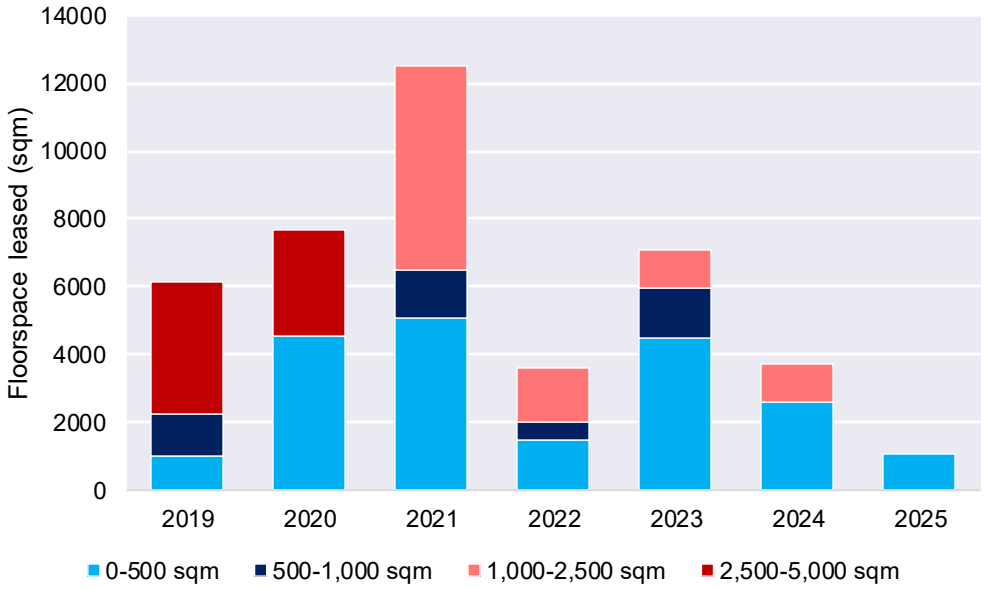
3.82 The industrial market in Cotswold District is rural focused, with a distinct focus on SMEs. Agents state that there is demand for both freehold and leasehold space within this market segment.

3.83 There have been no deals over 2,500 sq.m since 2020, with just 2 deals prior to that – 3,900 sq.m leased by Wickes at Love Lane Industrial Estate Cirencester in 2019 and 3,115 sq.m leased by Resource Group Training Solutions at Cotswold Airport in 2020.

3.84 This is reinforced by agent feedback which indicated there is no big box market for units of over 9,000 sq.m within Cotswold District with larger unit demand and investor appetite focussed towards the M5 corridor and Swindon where there is strong accessibility to the Strategic Road Network and a broader local labour pool. The largest enquiries seen within the district are for units of 30,000 to 40,000 sq.ft (c.3,000 to 4,000 sq.m), with enquiries for 50,000+ sq.ft (4,650 sq.m) limited. The strongest demand is for smaller units of < 20,000 sq.ft (i.e. up to 1,850 sq.m) reflecting the structure of the local economy and its focus on small businesses.

3.85 Agents noted that there is demand for freehold development opportunities, however freeholder demand is focused on units below 20,000 sq.ft (1,900 sq.m).

Figure 3.13 Industrial Space Leased by Size Band - Cotswold

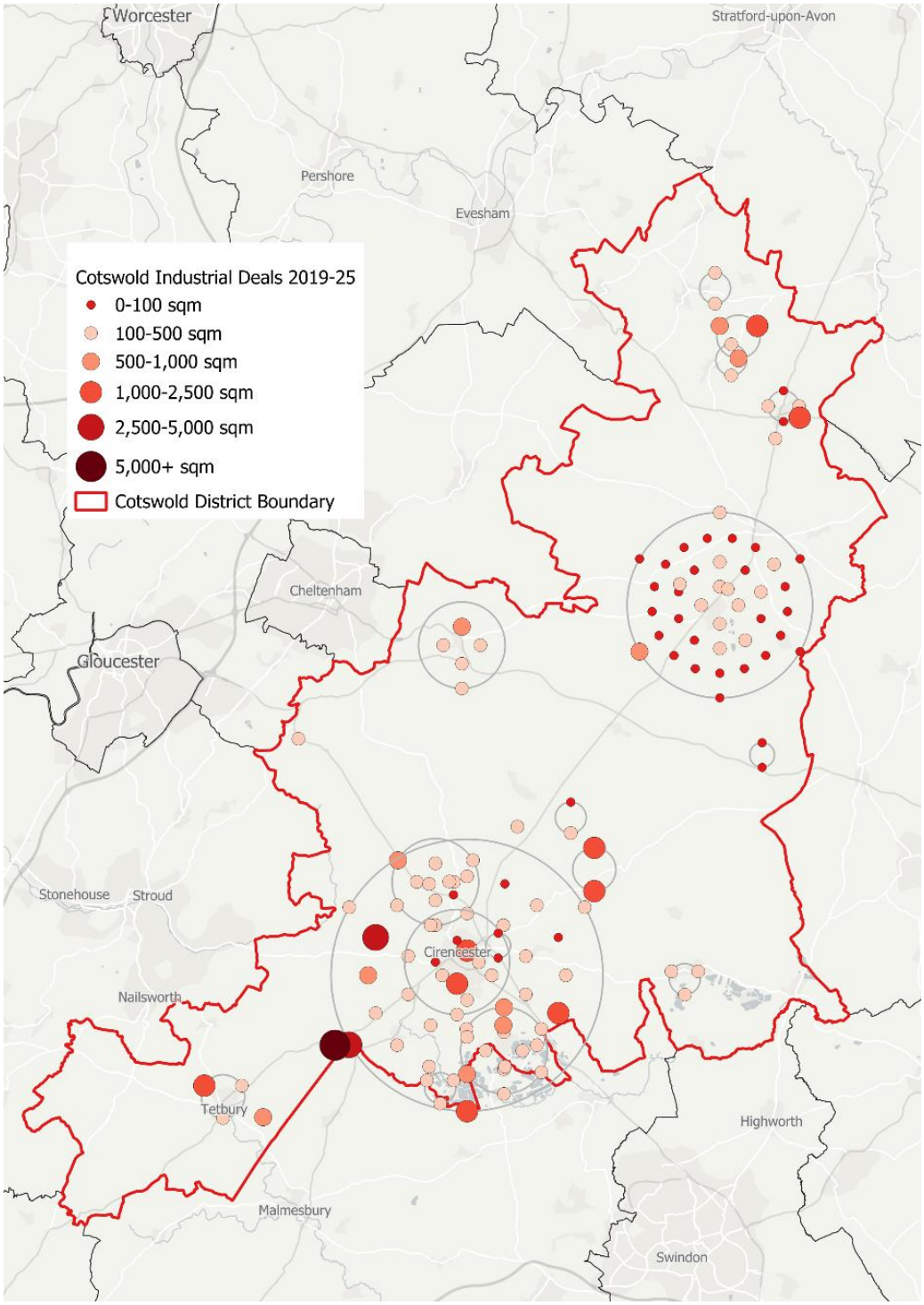


Source: CoStar 2025

3.86 In terms of the spatial distribution of demand, Cirencester is the strongest industrial location within the District, driven by its critical mass of stock and population. The town's linkages via the A417 (SRN) corridor to M4 at Swindon and M5 and Gloucester drives its market attractiveness. The commercial attractiveness of Cirencester has been improved by the dualling of the A417 and will further be supported by the completion of the A417 Missing Link Scheme from 2027 onwards. There is particular potential to bring forwards new development on sites at Cirencester which benefit from strong accessibility to the A417/A419 dual carriageway; and can accommodate both B2 and B8 uses.

3.87 Other industrial locations within the District see more modest demand, focused more towards the smaller end of the size spectrum (in terms of units size) catering for local business needs and growth (as opposed to being particularly attractive for inward investments). Some demand is generated for business activities associated with Cotswold Airport – on the airport site and the adjoining Kemble Business Park. However key types of activities are price sensitive and new-build development is expected to be challenging.

Figure 3.14 Industrial Deals 2019-25



Source: CoStar 2025

4. Employment Land Requirements

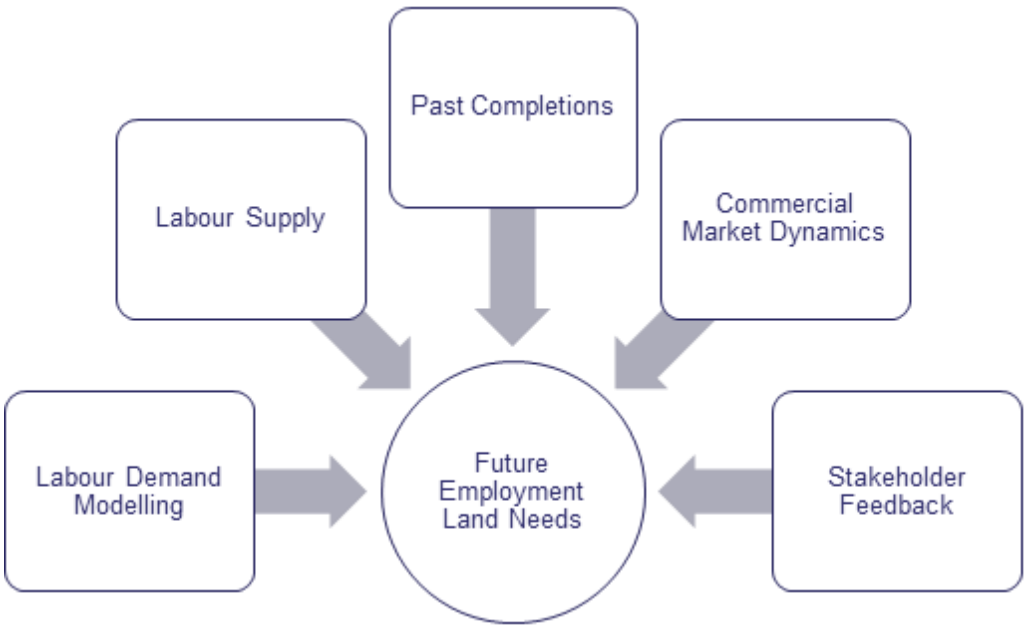
1.1 In this section we provide an assessment of future needs for employment land and floorspace between 2025-43 – the proposed plan period. The analysis considers the need for office, industrial and warehouse/distribution uses.

4.28 The PPG on Housing and economic needs assessment provides broad guidance on assessing future employment land needs, and outlines in Para 2a-027 a number of different approaches:

- sectoral and employment forecasts and projections which take account of likely changes in skills needed (labour demand)
- demographically derived assessments of current and future local labour supply (labour supply techniques)
- analysis based on the past take-up of employment land and property and/or future property market requirements
- consultation with relevant organisations, studies of business trends, an understanding of innovative and changing business models, particularly those which make use of online platforms to respond to consumer demand and monitoring of business, economic and employment statistics.

4.29 Iceni's approach has been to consider different methodologies and evidence. Outcomes are compared and triangulated to draw conclusions on future employment floorspace and land needs. This approach is summarised in the figure below.

Figure 4.1 Triangulating different forecasting approaches



4.30 Different forecasting techniques have their advantages and disadvantages. Econometric forecasts take account of differences in expected economic performance moving forward relative to the past. However, a detailed model is required to relate net forecasts to use classes and estimate gross floorspace and land requirements.

4.31 For office-based sectors consideration needs to be given to the impacts of trends in home working. For industrial sectors however the relationship between floorspace needs and employment trends may be weak – influenced by productivity improvements whereby a sector may be growing but increased automation of processes means that the scale of growth is not reflected in jobs growth.

4.32 In contrast, past take-up is based on actual delivery of employment development; but does not take account of past supply constraints, and housing or labour supply growth – including in how this may differ from the past.

4.33 As a result, an appropriate approach is to use a range of different forecasting techniques alongside local intelligence and an

understanding of the merits of different approaches in drawing conclusions. This approach of triangulating different approaches and testing findings, which Iceni adopts, is consistent with the PPG.

Baseline Labour Demand Forecast

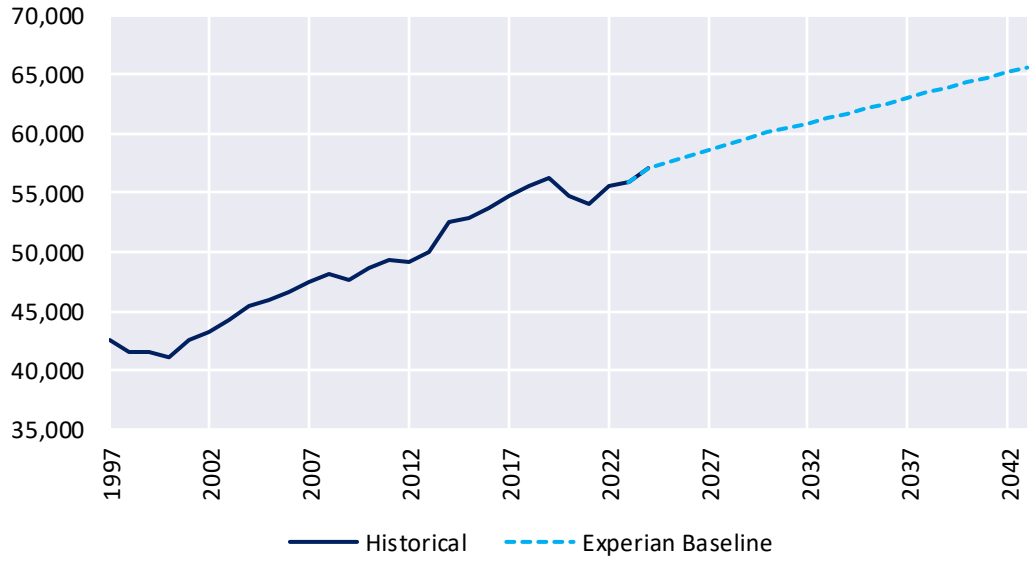
4.34 In this sub-section we consider a labour demand forecasts, which are based on a trend-based scenario for employment growth from which we then model the implications for employment land provision.

Baseline employment forecast

4.35 We have used employment forecasts from Experian to provide a baseline employment growth position. The discussion below starts from 2024, which is the last year in the Experian forecasts based on real-world data (i.e. not forecasted), and runs until 2043.

4.36 The Experian baseline forecast is shown in the figure below and compared to historical employment data (also from Experian). Between 2025 and 2043 this forecast would see employment grow by 8,000 or 13.9% with total employment rising from 57,600 in 2025 to 65,600 in 2043. This amounts to growth of around 440 jobs on average per year, or a compound annual growth rate of 0.73%.

Figure 1.1 Forecast employment growth – Cotswold District



Source: Experian/ Iceni

4.37 By comparison, over the 18 years leading up to 2024, Experian estimate that 10,400 jobs have been added to the Cotswold economy, equating to growth of around 22.3%. This translates to around 580 per year, or a compound annual growth rate of 1.12%. As such, the baseline forecast would see a slowing of growth from the rates seen over the last 18 years of historical jobs data – influenced in part by the assumptions within Experian's model on productivity improvements. A comparison between forecast and historical performance is summarised in the table below.

Table 4.3 Comparison of historical jobs growth with baseline forecast - Cotswold

	Experian Baseline Forecast (2025-43)	Historical (2006 – 2024)
Change in jobs	8,000	10,400
% Change	13.9%	22.3%
Average yearly change	440	580
Compound annual growth rate	0.73%	1.12%

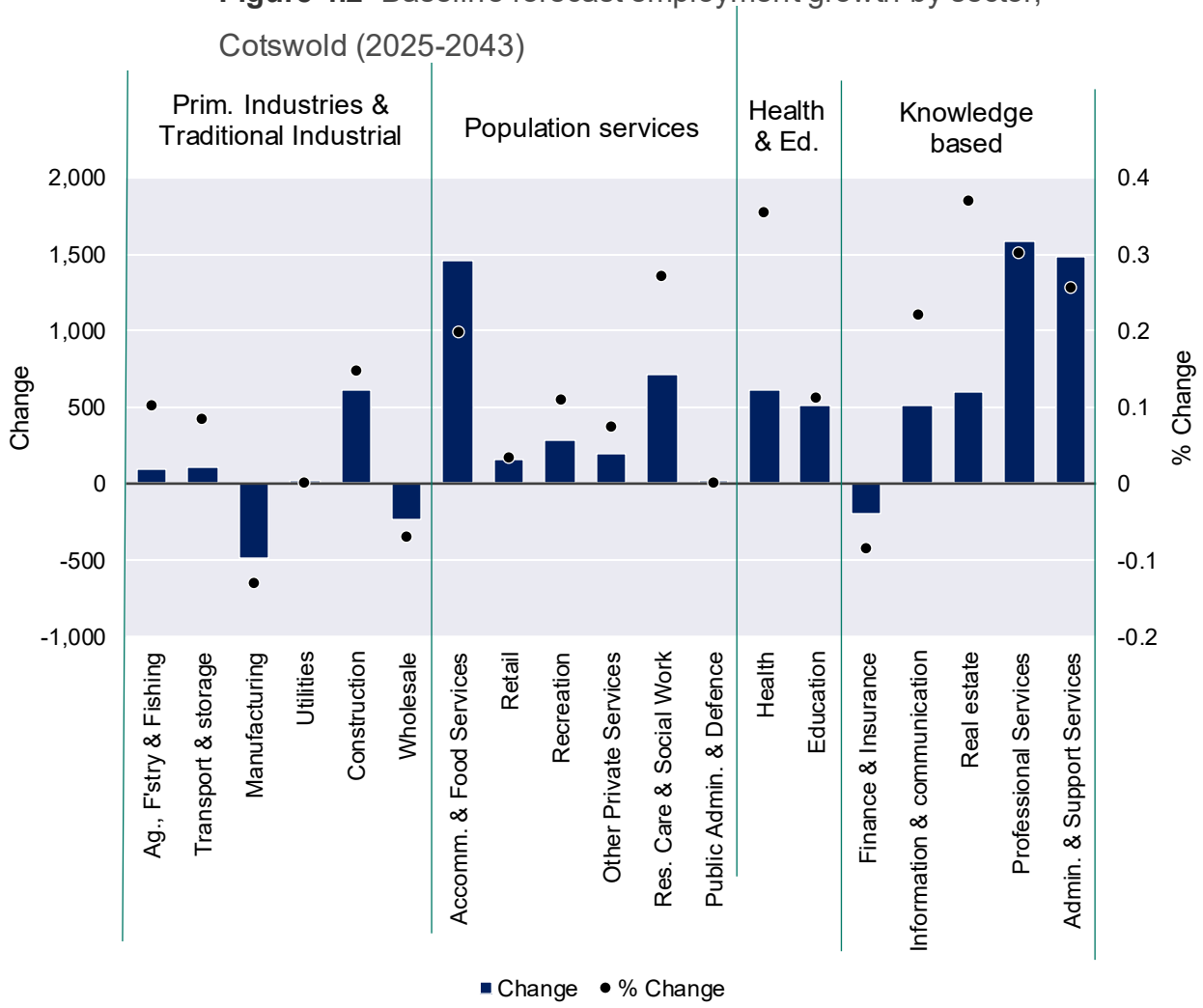
Source: Iceni analysis of Experian forecasts 2025

4.38 Figure 4.2 breaks the jobs 8,000 jobs forecast to be added in Cotswold District down by sector. The highest growth sectors in absolute terms under this baseline forecast are professional, scientific and technical services (+1,600 jobs or 30%), administrative and support services (+1,500 jobs or 26%), and accommodation and food services (+1,450 jobs or 20%). Higher percentage growth rate is forecast for real estate (+37%) and for health (+36%) although these are forecast to remain relatively small sectors locally.

4.39 Employment growth is also forecast broadly across other knowledge-based sectors (apart from finance and insurance), population services and in education, although at lower rates than for sectors highlighted above.

4.40 In traditional industrial sectors, the baseline forecast predicts mixed employment outcomes, with growth in construction (+600 jobs some of which would be industrial in nature, but some are likely to have no fixed place of work) and transport and storage (+100 jobs), but contraction in manufacturing (-500 jobs) and wholesale (-200 jobs).

Figure 4.2 Baseline forecast employment growth by sector, Cotswold (2025-2043)



Source: Experian Forecasts 2025

4.41 The difficulties in using employment forecasts to predict industrial land need are illustrated by comparing employment and GVA forecasts for the two primary industrial sectors of manufacturing and transport and storage. This comparison is shown in the figure below for Cotswold District. Note that the job forecasts appear uneven because they are rounded to the nearest 100.

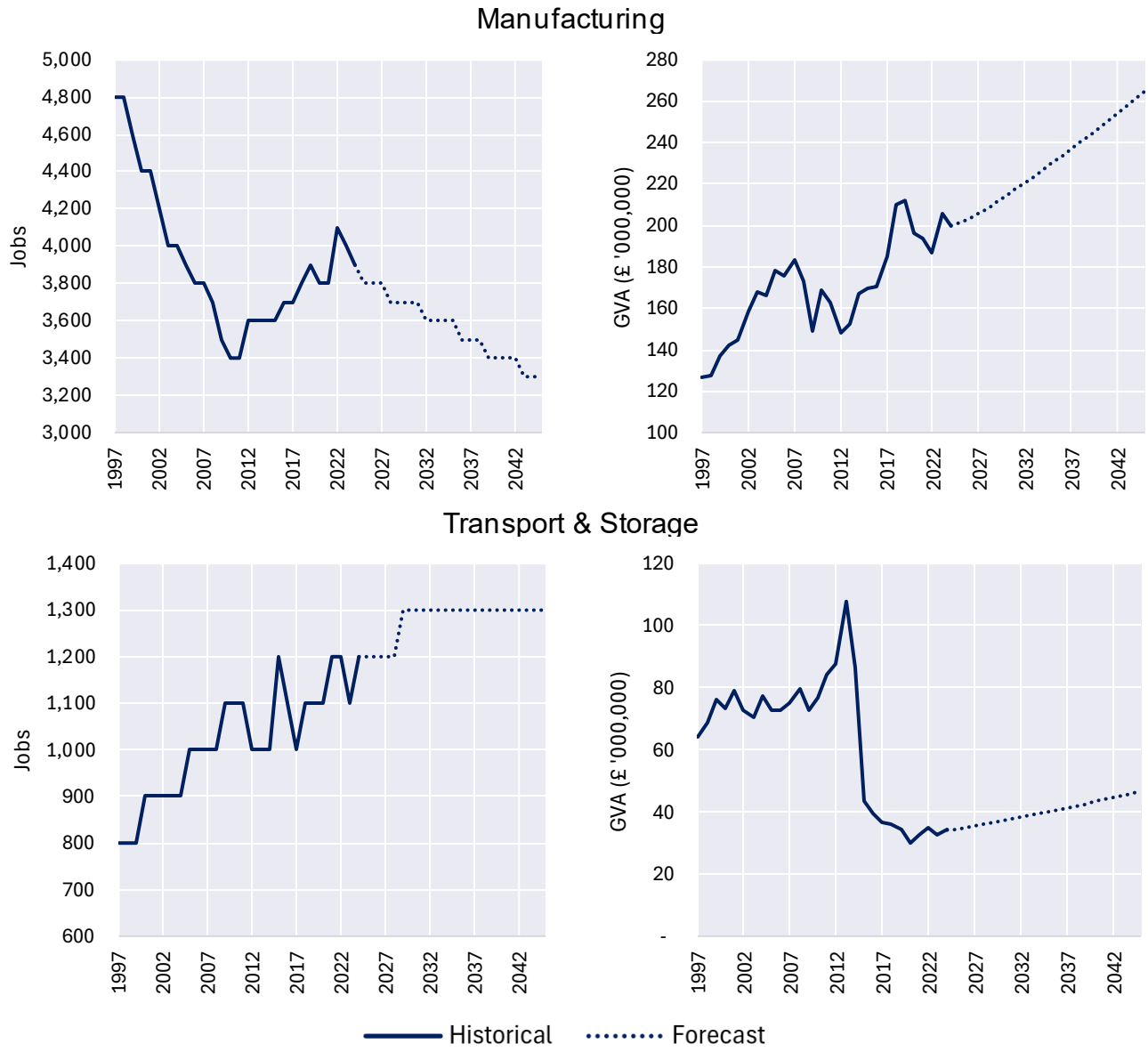
4.42 While manufacturing employment is forecast to decline, GVA is forecast to grow driven by automation and broader productivity improvements. This means that even though employment is declining, additional floorspace and land may be needed to facilitate the growth of the sector. Productivity improvements would also increase the need for new modern and fit for purpose industrial space, as opposed to older

premises which may lack the height, power or adaptability to support more efficient operations..

4.43 The difference between employment and GVA forecasts for transport and storage is not as stark as the difference in manufacturing, and this is a much smaller sector locally. Again while employment is forecast to fall, the sector overall is growing. The evidence indicates that productivity improvements (in particular automation) are also likely in transport and storage, increasing the need for modern industrial premises.

4.44 These productivity effects mean that labour demand forecasts need to be treated with some care in considering needs for industrial and warehouse/distribution sectors, with the need to consider 'replacement demand' issues associated with the need to provide modern industrial floorspace (such as those with sufficient height and power to facilitate automation). For manufacturing in particular, employment is expected to fall whilst the sector is expected to grow relatively strongly.

Figure 4.3 Comparison of baseline employment and GVA forecasts for primary industrial sectors (Cotswold)



Source: Experian forecasts 2025

Baseline labour demand

4.45 Iceni has used a model to predict the floorspace needed to support forecast employment outcomes. This model includes the following steps.

4.46 First, total jobs forecast are converted into forecasts of full-time equivalent (FTE) jobs, using locally specific data from the ONS BRES dataset. FTE jobs are then discounted using subsector-specific

assumptions to reflect a proportion of people working from home, or working in a hybrid arrangement which decreases overall floorspace needs.

4.47 Discounted FTE job forecasts are attributed by industry category to different uses using a matrix with use-class breakdowns for each subsector. This matrix assumes that some sectors (e.g. information and communications) are primarily office based while others (e.g. manufacturing) are based in industrial spaces or contribute to non-B class space requirements (e.g. retail).

4.48 The total employment and FTE results stepping through this calculation are shown in the table below. There is a relatively large discount between total jobs and FTE jobs due to the high level of forecast growth in accommodation and food services, health and education, each of which has a relatively high proportion of part-time employees. Similarly, very little of the economic activity in these sectors takes place in B-class uses.

Table 4.4 Employment change for baseline forecast (Cotswold), 2025-43

	Total employment	Total FTE jobs	FTE jobs after WFH discount	FTE jobs in B-class uses
Change in jobs	8,000	6,200	5,800	1,700

Source: Iceni analysis

4.49 The following table shows in more detail the results in the last column of the above table, breaking them down by use class. By far the largest category in terms of increase in FTE is office and R&D. While these results show a reduction in B2 FTE employment, this is driven by the forecast decrease in manufacturing employment, and as noted earlier in this chapter forecasts of industrial land need based on employment forecasts such as this should be treated with caution and does not necessarily imply a reduction in floorspace need.

Table 4.5 FTE change by broad use for baseline forecast (Cotswold), 2025-43

	Office & R&D	Industrial (B2)	Warehouse/ Distribution (B8)	Employment Uses Total
Change in jobs	2,000	-400	50	1,700

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

4.50 Floorspace needs are then calculated by applying employment density assumptions, before being converted into land needs using indicative plot ratios. The assumptions used in these steps are set out in the table below.

4.51 The employment density assumptions take the Homes England guidance as a starting point, with adjustments to convert net internal areas (NIA) to gross external area (GEA) equivalent figures.

4.52 A plot ratio of 0.5 has been used for offices, assuming that most office space is delivered at business park rather than town centre densities having regard to the nature of the area, market and viability considerations. A plot ratio of 0.4 is adopted for industrial uses. These assumptions are consistent with those adopted in the parallel Gloucestershire HENA work.

Table 4.6 Floorspace density and plot ratio assumptions for labour demand modelling

Use / Use class	Office	R&D	Industrial (B2)	Warehouse/ Distribution B8
Floorspace per FTE (sqm)	14	60	38	74
Plot ratio	0.5	0.5	0.4	0.4

Source: Iceni

4.53 Applying these floorspace density assumptions to the FTE by use class results in Table 4.43**Error! Reference source not found.** generates the following floorspace need results, which amount to 32,800 sqm of office/R&D and 3,600 sqm of additional B8 space by 2043 in net terms using this baseline labour demand scenario. The contraction in B2 FTE shown above translates to the negative floorspace result here, but as noted above this result should be treated with caution.

4.54 To calculate land requirements, a plot ratio of 0.5 has been used for offices, assuming that most office space is delivered at business park rather than town centre densities having regard to the nature of the area, market and viability considerations. A plot ratio of 0.4 is adopted for industrial uses.

Table 4.7 Floorspace and need – Baseline labour demand (without margin or replacement demand) – 2025-43

	Office & R&D	B2	B8	Total
Floorspace (sqm)	32,800	-15,300	3,600	21,200
Land (ha)	6.6	-3.8	0.9	3.7

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Flexible margin

4.55 Iceni consider that there is then a need to provide a margin to support choice and competition in the market for employment land. This would also allow for potential issues and delays with the delivery of employment sites, seeking to ensuring that economic growth is not constrained.

4.56 We have assumed a 5-year margin for industrial and 2-year margin for office/R&D is provided based, on trends in gross completions by use . This amounts to around 2,150 sqm of office/R&D space and 13,600 sqm of industrial space over the plan period. The larger margin for industrial space reflects greater variance in the types/sizes of industrial

units and the evidence of potential suppression of demand (as described in Section 3).

Replacement demand

4.57 The modelled forecasts are net changes and do not take account of replacement demand, such as from existing companies requiring upgraded floorspace or for existing or allocated sites for employment lost to other uses such as residential (and where businesses may require relocation). In considering how much employment land to allocate, it is therefore appropriate to consider this as an additional influence.

4.58 In modelling the potential for replacement demand, Iceni has also taken into account the potential for a level of latent demand for new employment space to have arisen whereby businesses have not been able to relocate because of a lack of available supply taking account of the low vacancy rate and limited new-build development in recent years.

4.59 For Cotswold District specifically, the evidence indicates that there are likely to have been some constraints on employment land supply taking into account the limited progress in delivery of some of the major allocations in the 2018 Local Plan to date – including in particular the larger allocations at the Strategic Site south of Chesterton (the Steedings) at Cirencester and the Fire Service College in Moreton-in-Marsh. This is borne out in the market signals evidence – in particular in terms of the low vacancy levels amongst existing stock and growth in rents (particularly for industrial premises).

4.60 A further consideration in driving replacement demand is prospective changes to legislative requirements requiring commercial premises to meet Minimum Energy Efficiency Standards (MEES).

4.61 Longer-term and comprehensive time-series data on the loss of employment floorspace in Cotswold is not available. As a result, and

taking into account the above considerations, it is therefore assumed that replacement demand over the plan period will be the equivalent to one third of the older industrial stock listed on CoStar dating to before the 1990s. The total amount of such stock according to the CoStar database is 171,765 sqm. As set out in the table below, this results in an estimated replacement demand of 57,234 sqm.

Table 4.8 Replacement demand calculation

A: Industrial stock from before the 1990s (sqm)	171,265 sqm
B: Proportion of older industrial stock assumed to require replacement	1/3
C: Replacement demand for industrial stock (C = A x B)	57,234 sqm

Source: Iceni analysis

4.62 It is appropriate to assume that only a portion of the pre-1990s industrial stock requires replacing due to the small-business focus of the Cotswold economy and the small size of many industrial premises. Small businesses are typically more cost conscious and may be less likely to move.

4.63 No replacement demand has been assumed for office and R&D space due to the limited amount of standalone office space in the District; and recognising that whilst there is occupier demand for Grade A space, the evidence that viability considerations are likely to restrict new development.

Results

4.64 The following table shows the floorspace and land needs resulting from baseline labour demand modelling, after adding the margin for flexibility and an allowance for industrial replacement demand.

Table 4.9 Floorspace need – Baseline labour demand (with margin and replacement demand) – 2025-43

	Office & R&D	Industrial	Total
Floorspace (sqm)	37,300	83,900	21,200
Land (ha)	7.5	21.0	28.4

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Take-up and Net absorption methods

4.65 Iceni have also forecasted future employment land needs using three metrics which use market signals in the form of employment land supply trends – in terms of gross and net completions - and net absorption.

4.66 Historic completions, based on the Council's monitoring data, have been considered and projected forward to provide an indication of future floorspace needs. Both gross and net historic completions have been considered.

4.67 **Gross completions** (all employment land/floorspace completions, or gains) are useful as they inherently take into account all demand including replacement demand (on-site and off-site redevelopment and redeployment). However, using gross completions can overestimate the demand for additional land given some historic gross completions may have been on plots where the previous use was the same (i.e. re-development for the same use but with newer stock) or on existing employment sites. Such redevelopments may continue in the future and do not need 'new' land provision.

4.68 A net completions model would also commonly be considered, using historical data deducting losses from all gross completions to identify total stock change.

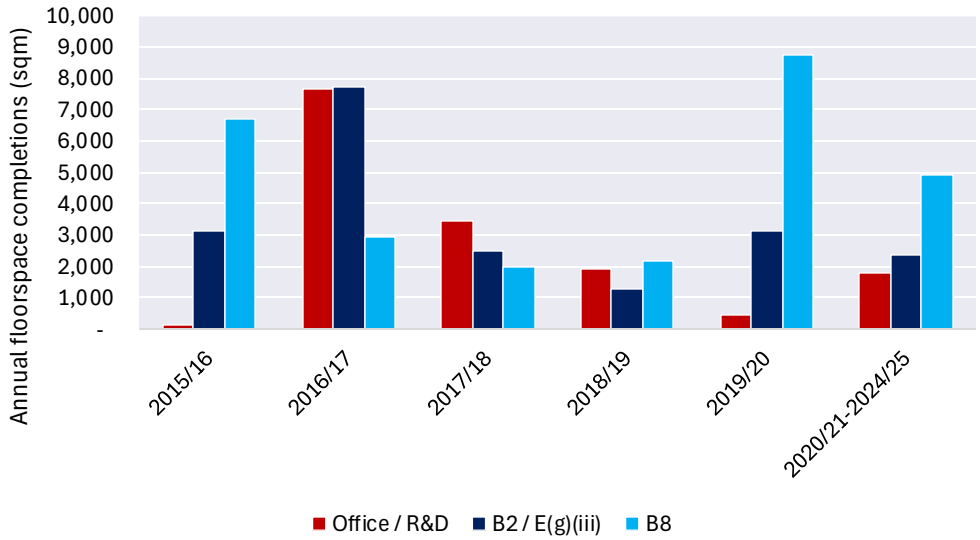
4.69 Depending on the types of losses that have taken place, net stock change can significantly underestimate needs – for instance as it can be in part influenced not by demand for commercial space but by higher land values which can be achieved for other uses (such as residential).

Gross completions

4.70 Iceni has considered Council monitoring data from 2015/16 onwards in order to assess gross completions. This data has been checked and amended to correct for differing methods of assessing floorspace totals and types over time, and to remove changes of use between industrial land uses (which shouldn't be counted in future industrial land needs).

4.71 The chart below shows the resulting estimates of gross employment floorspace completions over the last 10 years in Cotswold. Council statistics present data from 2020/21 – 2024/25 in a single monitoring report and do not further disaggregate completions over this period by year.

Figure 4.4 Gross employment floorspace completions - Cotswold



Source: Iceni analysis of Council monitoring data

4.72 Office and R&D completions peaked in 2016/17 but have otherwise been relatively low at around 2,000 sqm per year or less (apart from

2017/18). Many of these are smaller offices within existing buildings, and there was very limited development of standard-alone offices.

4.73 B2 / E(g)(iii) completions similarly peaked in 2016/17, but have been delivered more consistently year to year than office space. B8 space delivery was highest in 2019/20 followed by 2015/16, although delivery was also high in the five year period 2020/21 – 2024/25 with several new warehouse buildings delivered.

4.74 As well as traditional industrial development, a large amount of the additional B2, E(g)(iii) and B8 floorspace was added through the conversion of agricultural buildings and barns for more general commercial use. This has also contributed to office floorspace stock, although to a lesser degree.

4.75 On average over this ten-year period there have been annual gross completions of 2,237 sqm of office and R&D space, 2,941 sqm of B2 / E(g)(iii) space and 4,729 sqm of B8 space.

4.76 These averages have been used to estimate floorspace need over an 18-year plan period by multiplying average annual completions by 18. Results are shown in the figure below. Margin and plot ratio assumptions are consistent with those made for the baseline labour demand modelling.

Table 4.10 Floorspace and Land Need, Gross Completions Model, 2025-43

	Floorspace need 2025-43 (sqm)	Land need 2025-43 (ha)
Office	40,300	8.1
Industrial	52,900	13.2
	85,100	21.3
Total	178,300	21.3
Including margin for flexibility & replacement demand		
Office	40,500	8.1
Industrial	233,600	58.4
Total	274,100	66.5

Source: Iceni modelling using Council monitoring data

Net completions

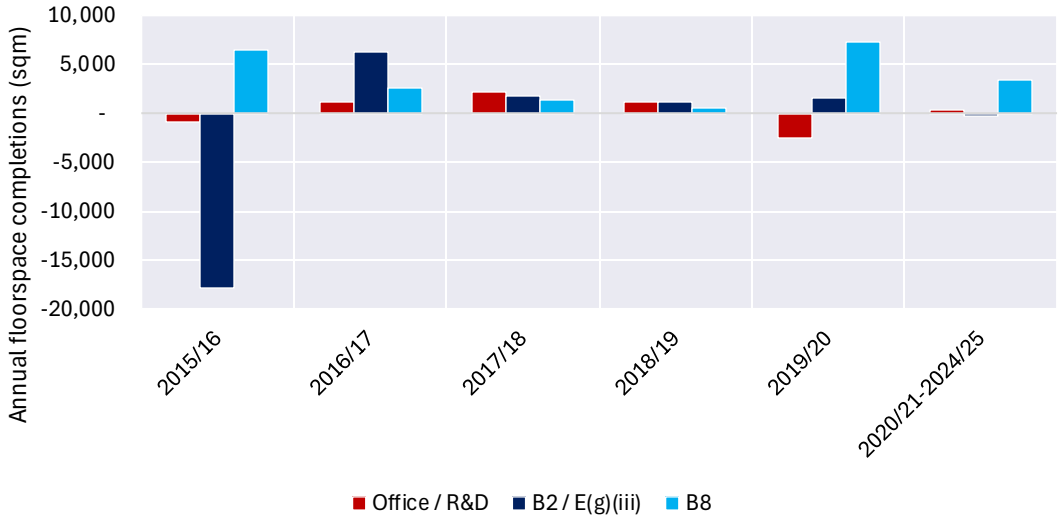
4.77 Monitoring data from Council also shows losses of floorspace, including through demolitions and conversions to other uses. As with gross completions, Iceni has compiled this monitoring data from the last 10 years with checks and corrections where necessary to ensure a consistent format and approach. The results are shown in Figure 4.5 below.

4.78 Net office and R&D floorspace completions are substantially lower than gross completions. This is due in large part to the loss of small-scale office stock through conversion to other uses, principally residential.

4.79 There is a large net loss of B2 floorspace in 2015/16 due to the redevelopment of three large former factory sites for residential purposes. Otherwise, there was a large net addition of B2 stock in 2016/17 and smaller additions in other years.

4.80 There has been a net addition of B8 floorspace year on year, with the largest additions in 2015/16 and 2019/20, consistent with the picture for gross completions presented above.

Figure 4.5 Net employment floorspace completions - Cotswold



Source: Iceni analysis of Council monitoring data

4.81 Averaging over these ten years, but excluding 2015/16 for B2 / E(g)(iii) floorspace as an anomalous year, there have been average annual net additions of only 264 sqm of office / R&D space, but 1,096 sqm of B2 / E(g)(iii) space and 3,479 sqm of B8 floorspace.

4.82 The resulting estimates of floorspace need based on these changes are shown in the table below, with the calculation again performed by multiplying the average historical yearly figure by 18. Margin and plot ratio assumptions are again consistent with those made for the baseline labour demand modelling.

Table 4.11 Floorspace and land need, gross completions Model, 2025-43

	Floorspace need 2025-43 (sqm)	Land need 2025-43 (ha)
Office	4,800	1.0
B2	19,700	4.9
B8	62,600	15.7
Total	87,100	5.9
Including margin for flexibility & replacement demand		
Office	9,200	1.8
Industrial	177,900	44.5
Total	187,200	46.3

Source: Iceni modelling using VOA *NDR Business Floorspace Tables 2025*

Net absorption

4.83 A third supply-based calculation looks at past take-up of space occupied (rather than land delivered), measured by net absorption using CoStar data. As explained in the Chapter 3, the net absorption is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move ins – Move outs), equating to the change in occupied space.

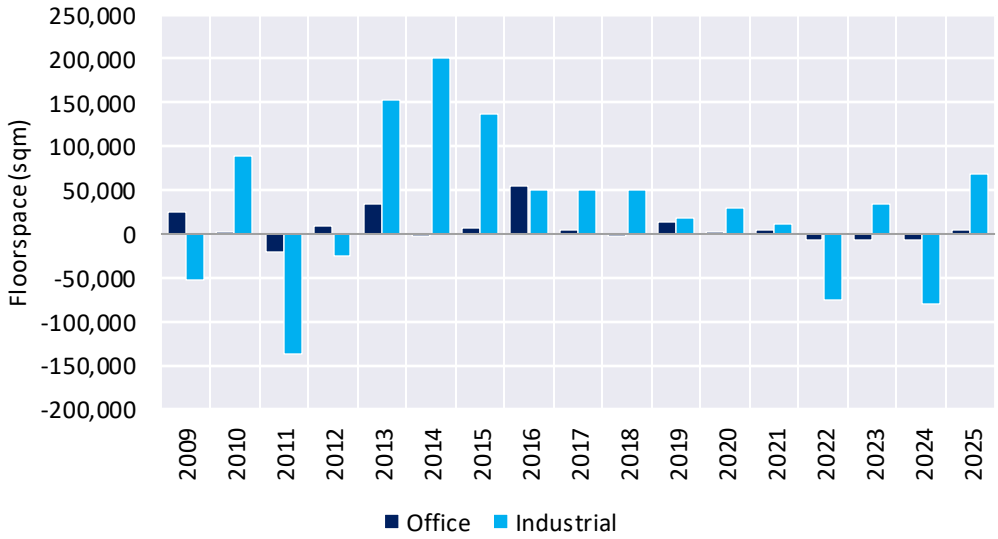
4.84 This differs from the net stock change-based calculations in that it predicts future floorspace requirements directly based on market demand for floorspace rather than past completions of floorspace (which is only a proxy for floorspace demand).

4.85 Net absorption per year for Cotswold is shown in the figure below. As discussed in Chapter 3, there have been some negative net absorptions of industrial space in recent years, and minimal changes in occupied office stock.

4.86 Given higher net absorption results in the mid-2010s, a 15-year time period has been considered to capture floorspace absorption across

market cycles. During the most recent 15 years (i.e. 2011-2025), there has been a net absorption per year on average of 582 sqm of office space and 3,044 sqm of industrial space.

Figure 4.6 Net absorption over time - Cotswold



Source: Iceni modelling using CoStar

4.87 The resulting estimates of floorspace need based on net absorption per year are shown in the table below. Margin and plot ratio assumptions are again consistent with those made for the baseline labour demand modelling.

Table 4.12 Floorspace and Land Need, Net Completions (VOA) Model, 2025-43

	Floorspace need 2025-43 (sqm)	Land need 2025-43 (ha)
Office	10,500	2.1
Industrial	54,800	13.7
Total	65,300	15.8
Including Margin for Flexibility		
Office	12,600	2.5
Industrial	125,700	31.4
Total	138,300	33.9

Source: Iceni modelling using CoStar

Suppressed demand

4.88 An alternative to a margin for flexibility is an adjustment for 'suppressed demand'. This reflects the concept of insufficient supply in the market, leading to demand not being accommodated and therefore can be considered 'suppressed', with prospective occupiers unable to find suitable space. Ongoing supply shortages can deter inward investment and growth.

4.89 it is widely considered that a 5% - 10% vacancy (and availability) is a healthy market[3], allowing new occupiers to enter and existing occupiers to find new space or expand, with 8% being a typical optimum. Evidence of vacancy rates consistently below optimum levels combined with rent increases can indicate the potential for supressed demand, with the result that market trends do not provide a good indicator of future land need.

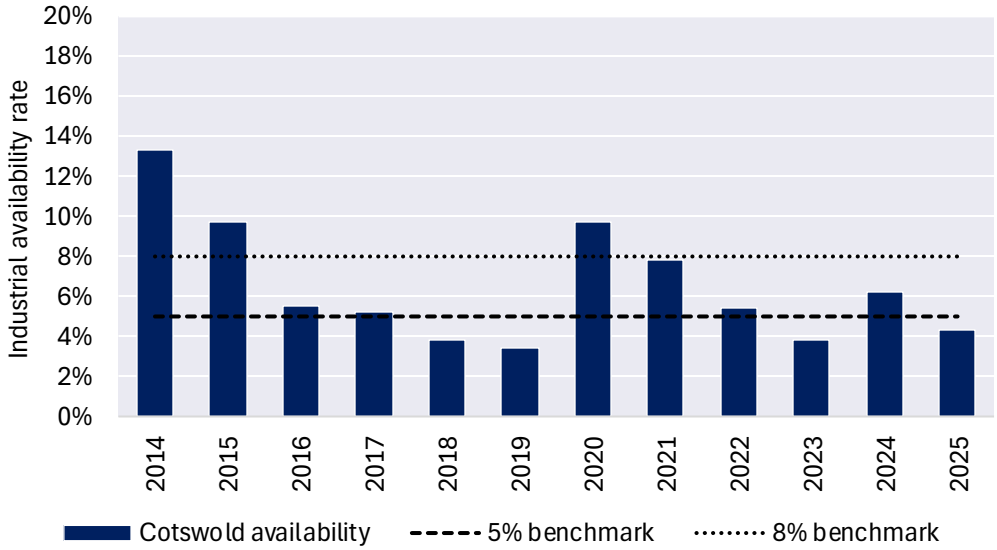
4.90 Issues of suppressed demand have been considered in the wider parallel Gloucestershire HENA work, with a calculation of the implications for industrial land need considered principally for the M5 corridor authorities (Stroud, Tewkesbury, Gloucester and Cheltenham) given there is a degree of interchangeability of strategic sites along or near the M5, and that strategic employment growth in Tewkesbury and Stroud is meeting some needs unable to be met in Gloucester and Cheltenham.

4.91 Suppressed demand is most relevant at a market area or corridor level. It is less appropriate to be applied to an individual local authority such as Cotswold which sits within a broader property market. Nonetheless, for completeness the Gloucestershire HENA provides suppressed demand results for Cotswold, and so they are also provided below for the 2025-43 plan period.

[3] Found in a number of publications, including GLA's Land for Industry and Transport Supplementary Planning Guidance (SPG) and British Property Federation Levelling up of Logistics 2021

4.92 The following figure shows the industrial availability rate in Cotswold over the 2014-25 period. It has fallen below 8% in most years, and below 5% in four of the 11 years shown. Nonetheless, this data does not present a picture of a consistently low availability rate.

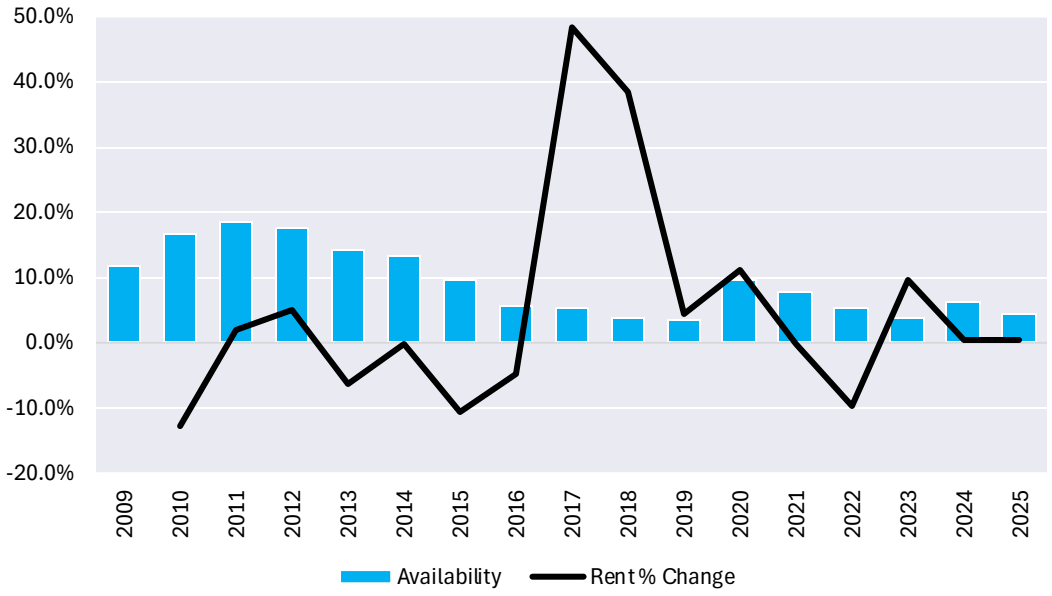
Figure 4.7 Industrial availability rate compared to suppressed demand benchmarks



Source: CoStar

4.93 Further evidence for demand suppression would be provided by high rental growth during periods with stock availability of 5% or less. As shown in the figure below, industrial rental change in Cotswold is relatively variable year to year depending on the stock rented (this is to be expected given the size of the market). While the largest rent rises occurred in 2017 and 2018 during periods of somewhat lower availability, there does not appear to be a consistent relationship between industrial rental growth and periods of low stock availability.

Figure 4.8 Industrial availability rate compared to suppressed demand benchmarks



Source: CoStar

4.94 A 'suppressed demand' model has been developed by Savills and set out in the British Property Federation's Levelling up of Logistics 2021 report[4]. This 'tops up' historic take-up to where it would have been at 8% availability. Whilst the model is not established in Planning Practice Guidance, it is considered useful as a sensitivity scenario in this study, where the market appears to have been consistently suppressed over several years. It assumes that the market 'wanted and will want' this level of take-up consistently, which may not be the case.

4.95 Savills' preference for the availability 'target' is 8%, with 5% being a recognised minimum. However, for strategic units and strategic sites, this 8% is considered by Iceni to be more optimistic than the wider market, partly as build-to-suit rather than spec build is more common for very large units due to higher costs, which would mean typically lower vacancy and potentially lower availability depending on marketing and pre-let strategies. As a result, it is considered that a rate below 8% is a reasonable minimum, and an availability rate of 5% has been carried

[4] https://bpf.org.uk/our-work/research-and-briefings/

forward under a 'Low' scenario, and an 8% rate under a 'High' scenario and a suppressed-demand scenario. The steps involved in the calculation are:

- Available floorspace (C) is calculated by multiplying the inventory by the availability rate.
- To calculate the floorspace required to achieve an 5/8% availability rate for each year, the availability rate (B) is taken away from 5/8%, and the residual is multiplied by the inventory (A). This produces the figure in column F.
- The ratio of net absorption and available floorspace is calculated for each year (E = D/C), and the average is produced.
- For each year that the availability is below 5/8%, the average ratio is multiplied by the floorspace required to reach 5/8% availability to estimate each year's suppressed net absorption (G=X%*F) and then the average of this is calculated.

4.96 The suppressed demand need at 5% and 8% availability has been run for the 10-year (2015-24 inclusive) period, and the results are detailed in the table below. The average annualised suppressed demand is rolled forward from 2025-43 (multiplied by 18) to provide a 'top-up' in addition to the base 10-year historical net absorption trend.

Table 4.13 Industrial floorspace need calculation using suppressed demand model

Benchmark availability rate	A: Yearly need based on net absorption	B: Yearly supressed demand adjustment	C: Yearly need with adjustment (C = A + B)	D: Need to 2043 with adjustment (D = C x 18)
5%	2,114	146	2,261	40,700
8%	2,114	834	2,948	53,100

Source: Iceni modelling using CoStar

Beyond Historical Trends

4.97 There are a number of reasons to consider additional scenarios reflecting Cotswold-specific economic prospects as an alternative to the baseline forecasts and trend-based modelling set out above.

4.98 Off-the-shelf baseline forecasts largely share national and regional growth down to a local level using the relative strength of each sector locally influenced by past performance. Where there are planned growth initiatives or inward investment opportunities these will not be reflected (particularly in as far as they may result in a different outcome from historical trends. They can also introduce distortions by applying national or regional assumptions that are not appropriate for local circumstances and therefore should not be used uncritically.

4.99 In addition, there is the potential for the completion of the A417/A419 Missing Link scheme to support the attractiveness of Cirencester for employment development by improving connectivity to the M5; and along this corridor between the M4 and M5.

4.100 Furthermore, the PPG sets out that demographically derived assessments of current and future local labour supply should be considered as an approach when modelling future employment land needs.

4.101 As set out below, recent revisions to the Standard Method have substantially increased Cotswold's housing need, and are likely to result in an increase in the housing requirement in the Local Plan.. This means that a much higher level of employment growth than the baseline forecast would be required to keep jobs and homes aligned. Equally the evidence (as set out in Section 2) points to an imbalance in recent years whereby employment growth has run ahead of housing delivery; and with net in-commuting pointing to labour supply to have potentially placed some constraint on economic growth and employment development historically.

4.102 It is also worth noting that a large increase in housing development and population growth would be expected to increase jobs growth in sectors that provide services to the local population (e.g. retail), in construction, and to a lesser degree across the supply chain.

Housing Needs

4.103 The Government, through revisions to the NPPF in December 2024, has revised the standard method. Its ambitions in doing so are to increase housing delivery, delivering 1.5 million homes across England over the next 5 years with growth in all areas of the country.

4.104 The NPPF specifies that the Standard Method should be used to calculate the local housing need, and that plans should aim to provide a sufficient supply of housing to meet this need, where this is consistent with achieving sustainable development. There are however different factors which are brought together in setting a housing requirement within the Local Plan, which requires the Council to overlay land availability, infrastructure and delivery constraints alongside any potential unmet need from neighbouring authorities. These are issues for the Council in bringing together the evidence as part of the plan-making process.

4.105 The PPG sets out the revised standard method in the section on Housing and Economic Development Needs Assessments which needs to be used to calculate housing needs. Para 2a-006 therein sets out the methodology, which takes a baseline of 0.8% of existing housing stock in the area (Step 1); to which an affordability adjustment is then applied (Step 2) which is calculated by taking the average affordability ratio figure over the 5 more recent years for which data is available, and applying a 0.95% increase for each 1% of which the averaged affordability ratio is above 5.

4.106 This calculation of the Standard Method housing need for the Cotswold District is shown in the table below and yields a need for 1,055 dwellings per annum (dpa). By comparison, the need under the

previous Standard Method was 504 dpa, and the current adopted local plan includes a housing requirement of 420 dpa. Historical housing delivery over the period since 2011 have averaged around 525 dpa.

Table 4.14 Cotswold District Standard Method Calculation (2025)

Housing Stock, 2024	46,588
0.8% Stock Baseline	373
Average Median Affordability Ratio, 2020-24	14.64
Affordability Uplift	283%
Local Housing Need (dpa)	1,055

4.107 New data becomes available annually, and we estimate the need calculated in Spring 2026 will be 1054 dpa. This is not materially different to the above and is well within the error margins associated with long-term modelling of labour supply growth.

4.108 As a result, the revised standard method represents a substantial uplift in housing requirements for Cotswold. If delivered in full, they would support broadly **a doubling of housing delivery** relative to historical trends over the 2011-24 period.

4.109 The Local Plan Preferred Options Consultation Document (Nov 2025) set out an emerging preferred scenario (Scenario 5) which would see delivery of 14,660 homes. This is broadly equivalent to 80% of the Standard Method housing need. This scenario took account of strategic constraints to development in the District, including the position whereby 80% of the District falls within the Cotswold National Landscape where national policies expect development to be restricted.

4.110 The Council, in bringing together the evidence base, is testing further the potential scale of growth which could be accommodated. A central scenario is therefore tested herein which aligns to provision of housing at 80% of the standard method (i.e. around 844 dpa). This would still be a substantial increase on past housing requirements and delivery.

Sensitivity analysis is however provided on accommodating 70%, 90% and 100% of the standard method housing need. This report does not see to prejudge decisions on the appropriate scale of housing provision, but seeks to provide a basis for considering how employment land provision may align to different potential scales of housing growth.

Implications for Labour Supply

4.111 A demographic model has been developed to assess the potential implications of delivering 844 dwellings per annum in the 2025-43 period (i.e. 80% of the Standard Method), and of delivering the full Standard Method need of 1,055 dpa. More information on the modelling and the assumptions used is given in **Appendix A4**.

4.112 The population modelling starts with the most recent (2022-based) subnational population projections (SNPP), which have been updated by reference to mid-year population estimates (MYE) data up to 2024 (looking at more recent data about births, deaths and migration).

4.113 The modelling then considers the levels of migration likely to be needed to fill homes and also the possibility of seeing higher levels of household formation in younger age groups (where there is evidence of a historical constraint in formation).

4.114 The following table shows the resulting estimates of population change if 844 dwellings are delivered per annum.

Table 4.15 Projected population change 2025 to 2043 by broad age bands – Cotswold (80% of Standard Method)

	2025	2043	Change in population	% change
Under 16	14,266	16,812	2,546	17.8%
16-64	52,051	66,166	14,115	27.1%
65 and over	25,785	36,926	11,141	43.2%
Total	92,101	119,904	27,802	30.2%

Source: Iceni analysis

4.115 To look at estimates of the job growth which could be supported by different scale of housing provision in Cotswold District, a series of stages are undertaken. These are to:

- Estimate changes to the economically active population (this provides an estimate of the change in labour supply) using assumptions from the OBR March 2025 Fiscal Sustainability Report, applied to a 2021 Census baseline for Cotswold District;
- Overlay information about commuting patterns, double jobbing (i.e. the fact that some people have more than one job) and potential changes to unemployment rates; and
- Bringing together this information to provide an estimate of the potential job growth which could be supported by the population projections.

Economically active population

4.116 The assumptions used to calculate the economically active population from the overall population change projection are set out in Appendix A4. Broadly the modelling assumes some increase in labour force participation rates.

4.117 The results for the economically active population are shown in the table below for delivery of both 80% and 100% of the Standard Method housing need.

Table 4.16 Estimated change to the economically active population – Cotswold

	2025	2043	Change	% Change
80% of Standard Method	45,757	61,415	15,658	34.2%
100% of Standard Method	46,881	67,606	20,726	44.2%

Source: Iceni Analysis

Commuting and double jobbing

4.118 The table below shows summary data about commuting to and from Cotswold District, drawn from the 2011 and 2021 Censuses. Data from both sources are used, as the 2011 data is quite old and the COVID-19 pandemic is likely to have influenced the 2021 data.

4.119 The Census data shows a net in-commuting in both 2011 and 2021. It shows around 4.5% more people working in the District than living in the District and working in 2011, increasing to 6.4% more in 2021.

4.120 When comparing the two sources, it is worth reflecting on a significant increase in the number of home workers (or those of no fixed workplace) in 2021 compared with 2011. In 2011, a total of 12,007 people were recorded as home workers or with no fixed workplace; in 2021, this figure had nearly doubled (to 23,432). As the country has moved away from the pandemic, it is possible this figure has started to reduce slightly, with possible implications on commuting dynamics. However, home working has probably not fully reverted to 2011 levels.

Table 4.17 Commuting Patterns – Cotswold

	2011	2021
Live and Work in Borough/District	16,221	11,232
Home Workers or No Fixed Workplace	12,007	23,432
In Commute*	15,709	12,239
Out Commute*	13,820	9,430
Total Working in LA	43,937	46,903
Total Living in LA and Working Anywhere	42,048	44,094
Commuting Ratio	0.957	0.940

Source: Census 2011, 2021

4.121 The analysis below looks at both sets of Census data with a further sensitivity of a balanced (1:1) commuting ratio (i.e. the increase in the

number of people working in the area is equal to the number of people living in the area who are working).

Double jobbing and unemployment

4.122 The analysis also considers that a number of people may have more than one job (double jobbing). Data from the Annual Population Survey (available on the NOMIS website) for the past 5 years suggests that across Gloucestershire, typically about 3.8% of workers have a second job. It has therefore been assumed that around 3.8% of people will have more than one job moving forward – this means the number of jobs supported by the workforce will be around 3.8% higher than workforce growth. It has been assumed in the analysis that the level of double jobbing will remain constant over time.

4.123 The Gloucestershire-wide figure has been applied for Cotswold, as for smaller areas the data is less specific, and a full-time series of data is not available due to high error margins.

4.124 Finally, the analysis considers unemployment. Essentially, this is about whether there is any latent labour force that could return to employment to take up new jobs. The latest model-based unemployment data from the Annual Population Survey (for July 2024-June 2025) puts unemployment in Cotswold at around 2.4%, well below the national average of 4.1%. On the basis of this data, we consider it is unlikely that there is any significant latent labour supply. No further adjustment is therefore made to the data to take account of unemployment.

Jobs Supported

4.125 The tables below shows how many additional jobs might be supported by population growth under the different scenarios. Between 2025-43 it is estimated that between around 16,300 and 17,300 additional jobs could be supported by housing development of 844 dpa (80% of the standard method), and between around 21,500 and 22,900 with the delivery of the standard method in full (1,055 dpa), depending on the

assumptions made about commuting. Other scenarios for housing provision are considered in Table 4.17.

Table 4.18 Jobs supported calculation by demographic projections (2025-43) – Cotswold (1055 dpa – 100% of Standard Method)

Commuting ratio	Total change in the economically active	Allowance for double jobbing	Allowance for net commuting (jobs supported)
2021	20,726	21,544	22,900
2011	20,726	21,544	22,500
1:1	20,726	21,544	21,500

Source: Iceni analysis

Table 4.19 Jobs supported by demographic projections corresponding to different housing development levels (2025-43) – Cotswold

Commuting ratio	70% of SM (739 dpa)	80% of SM (844 dpa)	90% of SM (950 dpa)	100% of SM (1,055 dpa)
2021	14,500	17,300	20,100	22,900
2011	14,300	17,000	19,800	22,500
1:1	13,600	16,300	18,900	21,500

Source: Iceni analysis

Growth scenario employment

4.126 A growth scenario has been created which aligns to the growth in labour supply arising from housing provision in line with 80% of the Standard Method (i.e. 844 dpa). To do this, uplifts have been applied to baseline employment forecasts in specific sectors reflecting local economic strengths and prospects. Assumptions regarding the level of uplift to apply to each sector have been determined through consideration of:

- Extrapolation of past 10-year and 20-year trends in employment at the Cotswold level, as well as trends since 2015 suggested by BRES data;

- Extrapolation of 10-year employment growth trends (on a percentage basis) at the wider Gloucestershire, South West and England level;

- Findings from the stakeholder engagement and policy review regarding sectoral strengths and opportunities, largely undertaken by Iceni as part of the parallel Gloucestershire HENA evidence;

- Population-driven sectors which are likely to see high levels of growth compared to past trends given likely higher housing delivery; and

- Commercial market dynamics and market signals as considered in Section 3.

4.127 Agent consultation and market intelligence has indicated that the strongest prospects for growth (in employment land terms) are in industrial sectors. Stand-alone office development is unviable in Cotswold, and there has been very little office space completed in recent years with viability of new-build office development challenging. Recent strong performance in knowledge-based sectors appears to be more related to the strength of the small business sector and includes significant home-based/remote working. By contrast, parts of the District will become more attractiveness to industrial uses as a result of the completion of the A417/419 Missing Link highways scheme in 2027.

4.128 As a result, an uplift using population-job multipliers in population-related sectors has first been applied. Further uplifts have then been applied in traditionally industrial and knowledge-intensive sectors, but with greater levels of uplift for industrial-related sectors.

4.129 The growth scenario sees a change in employment across the District of approximately 16,400 between 2025-43, compared to 10,400 under the Experian baseline.

4.130 This scenario therefore aligns with the jobs supported by 80% of the Standard Method under a 1:1 commuting assumption. Using the 2011 or 2021 commuting ratios would further increase overall in-commuting levels, and so a 1:1 ratio is considered a more sustainable assumption reflecting the rural character of the District. This seeks to improve the balance between jobs and homes over time; rather than replicate past trends which are in part a reflection of under-supply of housing relative to growth in the District's economy.

4.131 The following table breaks down the baseline and growth scenarios by sector for the baseline and synthesis growth scenario at 80% of the Standard Method.

Table 4.20 Forecast employment growth, Experian Baseline and Synthesis Growth Scenario, 2025-43

Sector	Experian Baseline	Synthesis Growth Scenario
Agriculture, Forestry & Fishing	100	100
Food, Drink & Tobacco (manufacture of)	-120	320
Wood & Paper (manufacture of)	-120	240
Non-Metallic Products (manufacture of)	-120	0
Metal Products (manufacture of)	-10	60
Machinery & Equipment (manufacture of)	0	0
Computer & Electronic Products (manufacture of)	-120	0
Other Manufacturing	-20	260
Utilities	0	280
Construction of Buildings	210	670
Specialised Construction Activities	410	850
Wholesale	-230	410
Retail	160	470
Land Transport, Storage & Post	100	640
Accommodation & Food Services	1,450	1,950
Media Activities	0	0

Sector	Experian Baseline	Synthesis Growth Scenario
Computing & Information Services	510	890
Finance	-70	210
Insurance & Pensions	-130	170
Real Estate	600	880
Professional Services	1,590	1,890
Administrative & Supportive Services	1,490	1,750
Public Administration & Defence	0	20
Education	520	1,080
Health	610	820
Residential Care & Social Work	710	1,330
Recreation	280	620
Other Private Services	190	450
Total	**8,000**	**16,400**

Source: Iceni/Experian

Note: Cells have been rounded, and so the total may differ from the sum of the rows

4.132 The synthesis growth scenario presented in the table above provides 16,400 jobs, which is aligned with the 16,300 jobs supported under housing development of 80% of the Standard Method using a 1:1 commuting ratio (as shown in Table 4.16). To reflect different potential housing development outcomes, employment scenarios have been created supporting around 13,600, 18,900 and 21,500 additional jobs, aligned with a 1:1 commuting scenario and housing development of 70%, 90% and 100% of the standard method respectively (with jobs supported results as shown in Table 4.17).

4.133 To create these sensitivity scenarios, the following process has been followed:

- Calculate the level of employment uplift by sector between the two scenarios shown in Table 4.18 (for example, there is an uplift of 620 – 280 = 340 jobs between 2025-43 in the Recreation sector).

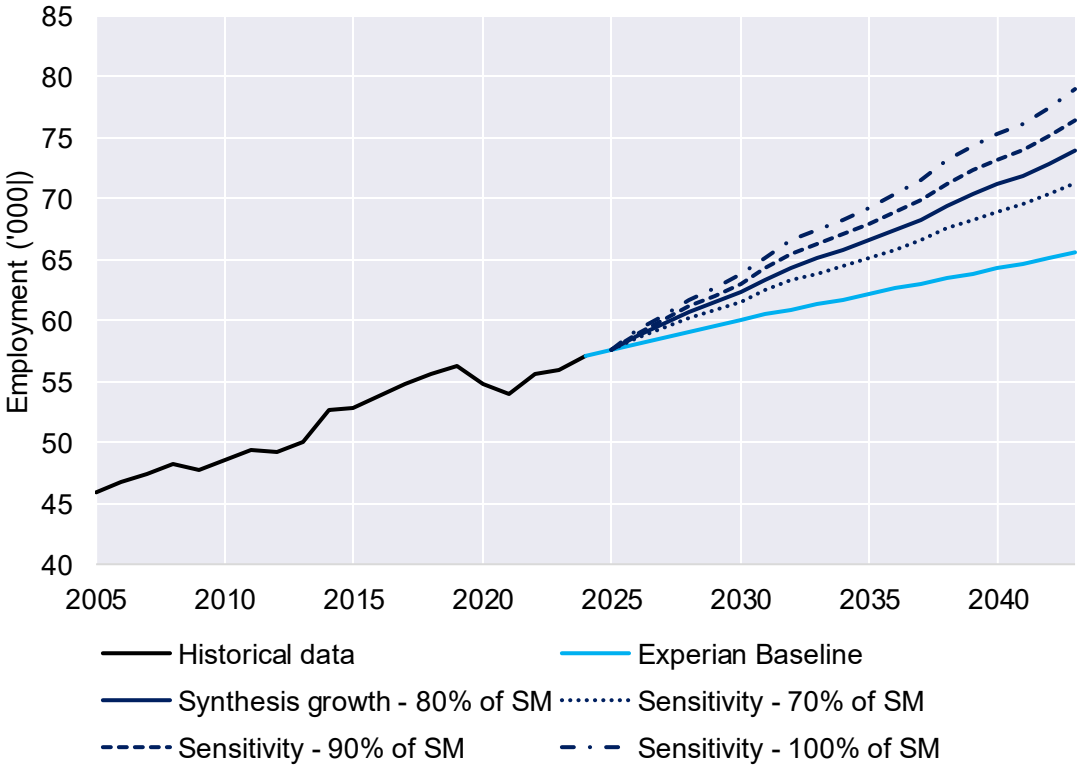
- Calculate a scaling factor to these uplifts so that the total jobs growth will match the number required under a given scenario (e.g. 18,900 jobs for 90% of the Standard Method housing growth)

- Scale the employment uplift figures in each sector using the calculated scaling factor.

4.134 This scaling process means that baseline employment growth by sector in each scenario will equal to at least the level of growth forecast by Experian (and shown as the Experian baseline above), with only the uplift above this baseline scaled to reflect different growth expectations in different scenarios.

4.135 Total employment growth over time in each scenario is shown in the Figure below.

Figure 4.9 Employment scenarios - Cotswold



Source: Iceni analysis, Experian forecasts (2025)

Growth scenario labour demand

4.136 In line with the methodology used for the baseline labour demand land needs, these employment forecasts have been converted to FTE, and

then allocated into use classes with a discount applied for remote working and jobs with no fixed address. The methodology used in each case is consistent with the baseline modelling, with conversions and discounts applied sector by sector.

4.137 For the Synthesis Growth Scenario at 80% of the Standard Method, this results in an increase of around 12,300 FTE jobs after the working-from home adjustment, of which 4,800 are in B-class uses. The following table provides the corresponding results for different employment growth scenarios.

Table 4.21 Employment change for baseline forecast (Cotswold), 2025-43

	Total employment	Total FTE jobs	FTE jobs after WFH discount	FTE jobs in B-class uses
Sensitivity - 70% of SM	13,600	11,000	10,200	3,800
Growth scenario - 80% of SM	16,400	13,200	12,300	4,800
Sensitivity - 90% of SM	18,900	15,300	14,300	5,700
Sensitivity - 100% of SM	21,500	17,400	16,300	6,600

Source: Iceni analysis

4.138 The Table below then breaks the FTE jobs in B-class uses down into individual use categories. The differences in allocation of FTE growth into use types between the scenarios is the result of differences in sectoral composition caused by the scaling process outlined above. As the growth scenarios favour higher levels of growth in typically industrial rather than office based sectors, a higher proportion of FTE growth is assigned to B2 and B8 where housing development and so overall employment growth are higher.

Table 1.1 FTE increase for growth scenarios (Cotswold), 2025-43

	Office & R&D	Industrial (B2)	Warehousing & Distribution (B8)	Total in Employment Uses
70% of SM	2,800	600	400	3,800
80% of SM	3,200	1,000	600	4,800
90% of SM	3,500	1,400	800	5,700
100% of SM	3,800	1,800	1,000	6,600

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

4.139 The next stage in the modelling is then to apply employment densities and floor-area ratios to estimate the net change in floorspace and land. Consistent assumptions have again been made with the baseline labour demand modelling (with the densities and ratios used shown in Table 4.4 earlier in this chapter). Results are shown in the table below.

Table 4.22 Floorspace need in sqm – growth scenario labour demand (without margin or replacement demand) – 2025-43

	Office & R&D	B2	B8	Total
Sensitivity - 70% of SM	44,300	23,400	32,900	100,600
Growth scenario - 80% of SM	49,700	38,800	47,300	135,800
Sensitivity - 90% of SM	54,800	53,000	60,700	168,400
Sensitivity - 100% of SM	60,000	67,700	74,500	202,200

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Table 4.23 Land need in ha – growth scenario labour demand (without margin or replacement demand) – 2025-43

	Office & R&D	B2	B8	Total
Sensitivity - 70% of SM	8.9	5.9	8.2	22.9
Growth scenario - 80% of SM	9.9	9.7	11.8	31.5
Sensitivity - 90% of SM	11.0	13.2	15.2	39.4
Sensitivity - 100% of SM	12.0	16.9	18.6	47.5

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

4.140 The following tables show these results with the addition of a margin for flexibility and allowance for industrial replacement demand. These adopt consistent assumptions to those in the earlier analysis.

Table 4.24 Floorspace need in sqm – growth scenario labour demand (with margin and replacement demand) – 2025-43

	Office & R&D	Industrial	Total
Sensitivity - 70% of SM	48,700	151,900	200,700
Growth scenario - 80% of SM	54,200	181,700	235,900
Sensitivity - 90% of SM	59,200	209,200	268,400
Sensitivity - 100% of SM	64,500	237,800	302,200

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Table 4.25 Land need in ha – growth scenario labour demand (with margin and replacement demand) – 2025-43

	Office & R&D	Industrial	Total
Sensitivity - 70% of SM	9.7	38.0	47.7
Growth scenario - 80% of SM	10.8	45.4	56.3
Sensitivity - 90% of SM	11.8	52.3	64.1
Sensitivity - 100% of SM	12.9	59.4	72.3

Source: Iceni analysis

Note column values may not sum to total values due to intermediate rounding.

Drawing the evidence together

4.141 The modelling in above has been conducted for a 2025 to 43. Employment floor space completions for the 2024/25 monitoring year are shown in the table below. These figures have been deducted from the modelled need from 2025-43 in order to provide a 2026-43 needs result aligned with Council's plan period.

Table 4.3 Employment floorspace completions (2024/25)

Use class	Net change (sqm)
E(g) – Office / R&D / Industrial Processes	293
B2 – General Industrial	-1,916
B8 – Storage & Distribution	-1,039
Total	**-2,662**

Source: Cotswold District Employment Land Monitoring Statistics Report

4.142 The tables below summarise the total employment floorspace and land needs between 2026-43 for each broad use using the various approaches and models discussed above. This includes a margin for flexibility in each case.

4.143 This shows a range of outcomes generated by applying different approaches, assumptions and models. Each method captures a different aspect of potential future demand. Presenting these results side-by-side allows the different estimates to be compared on a consistent basis and helps identify the extent to which the assessment is sensitive to the method and assumptions used.

4.144 Considering the different results, we can draw conclusions on what level of employment land provision is appropriate to plan for. This is considered in the following sections.

Table 4.4 Summary of employment floorspace need results 2026-43 (including margin and replacement demand)

Floorspace (Sqm)	Baseline labour demand	Growth scenario labour demand (80% of SM)	Growth scenario labour demand (100% of SM)	Gross completions	Net completions	Net absorption	Suppressed demand – 5% benchmark rate	Suppressed demand – 8% benchmark rate
Office & R&D	37,000	53,900	64,200	40,200	8,900	14,600	N/A	N/A
Industrial & Warehousing	86,900	184,700	240,800	236,600	180,900	153,400	43,700	56,000
Total*	**123,900**	**238,600**	**305,000**	**276,800**	**189,800**	**168,000**	N/A	N/A

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data

Note column values may not sum to total values due to intermediate rounding.

Table 4.5 Summary of employment land need results 2026-43 (including margin and replacement demand)

Land (ha)	Baseline labour demand	Growth scenario labour demand (80% of SM)	Growth scenario labour demand (100% of SM)	Gross completions	Net completions	Net absorption	Suppressed demand – 5% benchmark rate	Suppressed demand – 8% benchmark rate
Office & R&D	7.4	10.8	12.8	8.0	1.8	2.9	N/A	N/A
Industrial & Warehousing	21.7	46.2	60.2	59.1	45.2	38.3	10.9	14.0
Total*	**29.1**	**56.9**	**73.0**	**67.2**	**47.0**	**41.3**	N/A	N/A

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data

4.145 For comparison, the following tables provide the same results for the labour demand sensitivities matching jobs supported by 70% and 90% of the Standard Method housing need.

Table 4.6 Summary of employment sensitivity scenarios for employment land need, floorspace 2026-43 (including margin)

Floorspace (Sqm)	Sensitivity labour demand – 70% of SM	Sensitivity labour demand – 90% of SM
Office & R&D	48,400	58,900
Industrial & Warehousing	154,900	212,200
Total*	**203,400**	**271,100**

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data
Note column values may not sum to total values due to intermediate rounding.

Table 4.7 Summary of scenarios for employment land need, 2026-43

Land (ha)	Sensitivity labour demand – 70% of SM	Sensitivity labour demand – 90% of SM
Office & R&D	9.7	11.8
Industrial & Warehousing	38.7	53.0
Total*	**48.4**	**64.8**

Source: Iceni analysis – Experian/CoStar/Authority Monitoring Data

Industrial and warehousing

4.146 The baseline labour demand result showed a need for 21.7 ha of industrial employment land, driven by replacement demand and the margin. The net absorption and completions trends however point to a higher level of need of between 41.3 – 67.2 ha and would be preferrable as providing a trend-based position given the weak relationship between floorspace needs and jobs.

4.147 The substantial increase in housing development and population growth required by the revised Standard Method would be expected to

translate into increased need for industrial premises, particularly in construction, population-serving industrial uses, and in the supply chain of other local economic sectors. The upcoming completion of the duplication of the A417/A419 would also be expected to support demand for industrial space within Cotswold above historical trends.

4.148 As such, it is considered appropriate to plan for industrial land needs above the net trend-based positions (i.e. the net absorption and net completions). While the gross completions result is higher, it is noted that it includes a large amount of use of former buildings and space on agricultural properties for industrial purposes, and given that this is likely to continue there is not a need to account for dedicated employment land to account for this.

4.149 The suppressed demand results are substantially below all other results. Given the lack of strong evidence of consistent supressed demand in Cotswold over time, and the relative unsuitability of this model for an individual local authority, the supressed demand results do not provide a realistic reflection of likely future industrial land need.

4.150 The growth scenario labour demand results sit above the net trend-based positions, and therefore appears to provide the most appropriate result. **This would indicate an industrial land need of 46.2 ha if 80% of the Standard Method housing need is provided, increasing further to 53.0 ha and 60.2 ha if 90% and 100% respectively of the Standard Method housing need is met.**

4.151 It is not possible to provide separate need results for B2 and B8 as the replacement demand component of the calculation does not distinguish between these use classes. However, it is noted that the growth scenario labour demand results with margins for flexibility added to them indicate a split of around 40% - 45% of industrial need being for B2 and the remainder for B8.

Offices

4.152 In contrast with industrial results, the office labour demand results (7.4 ha under the baseline and 10.8-12.8 ha under the growth scenarios) are substantially above the net trend-based results, which fall within a narrow range (1.8 – 2.9 ha) and reflect the challenging viability of standalone office floorspace provision.

4.153 The latter scenarios are thus potentially more realistic in the District based on current market conditions. However, there are opportunities for development of R&D activities as well; and Iceni notes the recent submission of a planning application by the Royal Agricultural University for an Innovation Village (24/01143/OUT) which includes 27,000 sq.m of office and R&D space[5]. As of the time of writing (June 2026), Council's Planning Committee has resolved to permit this application.

4.154 Drawing the scenarios together, it would be advisable to plan for a minimum provision for office / R&D of 8.3 ha– based on the net absorption scenario (2.9 ha) plus provision for additional R&D growth associated with the University (i.e. the innovation village, equivalent to 5.4 ha at a plot ratio of 0.5).

4.155 At the higher end of the spectrum, there is a case for adopting the Growth Scenario to take account of some potential for viability to improve over the plan period and to see to balance jobs and homes. This would equate to 10.8 ha of land, or 53,900 sq.m of floorspace with housing delivery at 80% of the Standard Method, or 12.8 ha / 64,200 sqm with housing delivery at 100% of the Standard Method.

4.156 However given the challenges associated with standalone office development, where the Council is allocating sites for development, it should provide flexibility to accommodate broader employment uses within the E(g) use class, and B2/B8 development as appropriate

[5] This is equivalent to 5.4 ha of land at a 0.5 plot ratio

(recognising that not all sites will be suitable for B2/B8 use), to support deliverability (rather than making standalone allocations for office use).

5. Review of Existing Employment Allocations

1.1 In this section, we have sought to review existing employment allocations in the 2018 Local Plan and consider whether these should be retained in the forthcoming Local Plan. The sites considered are:

- Strategic Site South of Chesterton, Cirencester (Policy S2);
- Land north of Butlers Court, Lechdale (Policy S7);
- Land North of Bourton Industrial Estate, Bourton-on-the-Water (Policy S11);
- Battle Brook/ Extension to Campden Business Park (Policy S16);
- Fire Service College, Morton-in-Marsh (Policy S18); and
- Land north of B4632, East of Willersey (WILE3C).

5.28 This section considers the progress made on these sites, together with their suitability and deliverability. The policy references above relate to those in the 2011-31 Local Plan, which was adopted in 2018 ('the 2018 Local Plan').

Strategic Site: South of Chesterton, Cirencester

5.29 The adopted 2018 Cotswold Local Plan allocated this strategic site for sustainable, mixed-use development including up to 2,350 dwellings (net) and approximately 9.1 ha of B1, B2 and B8 employment land on the south-western edge of Cirencester. The allocation requires the development to be brought forward on a comprehensive, masterplan-led basis – ensuring the timely delivery of housing and employment land across the plan period. The Plan expected this site to deliver a

significant part of the District's employment land requirement over the plan period to 2031 and to accommodate a broad range of employment uses..

5.30 Outline consent was granted for the development of the site in April 2019 (16/00054/OUT) which includes provision of 9.1 ha of employment land (B1, B2, B8) in line with Policy S2.. This included provision (indicatively) for 30,658 sq.m of B1 / E(g) floorspace and 13,006 sq.m of B2 and B8 floorspace.

5.31 The illustrative masterplan supporting the planning application sets out three areas of employment development:

- to the eastern side of Wilkinson Road/ Spratsgate Lane;
- to the south-west of the new roundabout on Spratsgate Lane; and
- to south of A429 Tetbury Road (adjoining the existing Cirencester Office Park).

5.32 Employment land to the east of Wilkinson Road/ Spratsgate Lane falls within Main Phase 1 of the development; with the land to the SW of the now delivered roundabout on Spratsgate Lane falling in Main Phase 2; and that South of Tetbury Road in Main Phase 3. The land is controlled by Bathhurst Developments, who are acting as a master developer in coordinating the overall delivery of the site, its component land uses and infrastructure provision.

5.33 The first two elements of employment development, either side of Spratsgate Lane, are accessed from it. A new roundabout on Spratsgate Lane/ Wilkinson Road has now been delivered opening land up for development; together with a spine road to serve the Phase 1 residential development.

5.34 In respect of land East of Spratsgate Lane, the Council granted consent for revised access arrangements in September 2022 (22/01649/NONMAT). However a subsequent Reserved Matters application for B2/B8 development (22/02749/REM), totalling 2.9 ha,

was refused by the Council and the application was dismissed on appeal[6] in September 2025, with the Inspector concluding that proposed scheme would have an unacceptable impact on the living conditions of neighbouring residential properties and did not provide satisfactory landscaping along the western side boundary. Iceni note that the Inspector adopted a precautionary approach and sought to consider the worst case scenario in respect of noise impacts. She concluded that the hours of operation should be restricted to 0700 to 2300.

5.35 The effect of the interpretation of the noise condition within the outline scheme through the appeal decision, and the approach adopted therein, means that the outline consent which envisages B2/B8 development on this part of the site is effectively not implementable. We understand from engagement with Bathhurst Estate that its development partner, Carbide Properties, has withdrawn from the scheme and can no longer proceed with pre-lets . The Estate is now considering potential development options, such as how it can potentially sell individual plots of this part of the site to developers or owner occupiers, given the restrictive nature of industrial activities which can be accommodated. This is likely to slow the delivery of employment land in this location.

5.36 The second commercial element of the scheme, to the south-west of the Spratsgate Lane roundabout, is currently traversed by the construction access supporting the delivery of the Phase 2 residential development (Phases 2a/b/c). This appears therefore unlikely to be available for employment development until c. 2032 when these residential phases will be substantially progressed. This is envisaged to principally comprise light industrial development; but does benefit from greater separation from residential uses and therefore could feasibly accommodate wider industrial uses as well.

[6] Appeal ref APP/F1610/W/25/3359082

5.37 The third element of the scheme is located close to Tetbury Road, adjoining the existing Cirencester Office Park. We understand that there are significant highways works which are required to support the delivery of the northern part of the Steadings scheme – including the delivery of two new roundabouts on the A433 Tetbury Road and dualling part of this road. Based on engagement with Bathhurst Estate, we understand that the prospective delivery timescales for these highways works necessary to facilitate the employment development here are envisaged to be delivered around the mid 2030s.

5.38 This element of the scheme was envisaged in the masterplan to be focused on E(g) development and adjoins residential development. Based on current values, standalone office development is unlikely to be viable and whilst there may be some potential for this to improve over time, it is more likely that this element of the scheme will include a broader range of E(g) uses – including light industrial and R&D. It benefits from proximity to the Royal Agricultural University.

5.39 Cirencester is the largest town in the District and relates well to the A417 which sits on the Strategic Road Network. Cirencester can be expected to be a focus for residential growth through the new Local Plan which will support demand for employment development and workforce availability.

5.40 Overall, the evidence points to the likelihood that employment development on the site will progress, but is likely to do so more slowly than previously envisaged. It will nonetheless support delivery over the plan period.

Land north of Butler's Court, Lechlade-on-Thames

5.41 The 2018 Local Plan allocated this site (1.25 ha) for B1/E(g) employment development (LEC_E1), extending the settlement boundary to include it. Employment development is also supported by

the Lechlade Neighbourhood Plan 2016. It sits on the western side of Lechlade. The land comprises the disused Butler's Court Farm buildings and associate hardstanding and is currently accessed via a farm track which connects the site to The Wern and the A417.

5.42 In January 2024, an outline application (23/02916/OUT) for 54 residential dwellings, 70-bed care home and E(g) employment uses (1,500 sq.m) was refused for a number of reasons including the site falling outside of the Lechlade Development Boundary and it would result in the loss of a major part of the allocated employment site.

5.43 The site has not been actively promoted or marketed for employment in recent years; and is continuing to be promoted as part of a wider development (Land West of Lechdale) for residential development. It is not necessarily therefore available for employment development.

5.44 Iceni consider that this is not a commercially attractive location for employment development, having regard to the size of the settlement and accessibility of the settlement and the site; together with the site's limited scale. Whilst the site has previously had planning consent historically, there has been no progress in bringing it forward for employment development. **We therefore do not recommend that the extant allocation is rolled forwards.**

Land North of Bourton Industrial Estate/ Business Park

5.45 The 2018 Local Plan allocates this site (3.38 ha) for employment development (BOW_E1). It provides a northwards extension to the existing Bourton Industrial Estate.

5.46 Outline consent was granted in 2018 (15/03318/OUT) for the extension of Bourton Industrial Park to provide B1/B2/B8 employment units. The application site is 5.6ha, encompassing the allocated site and extending beyond to the east. A reserved matters application (18/04764/REM)

was permitted in June 2019 addressing site layout, design, landscape and ecology.

5.47 The site has been part built out (c.0.7ha), providing two terraces of industrial units occupied by a number of trade counters including Howdens, City Plumbing, Screwfix, The Bathroom Showroom and Cotswold Home Improvements Supercentre.

5.48 There is a pending application (25/03800/FUL), on the 1.4ha parcel in the south of the site fronting the A429, for the erection of an Aldi food store, a Costa drive-thru, associated car parking and other associated works. Linked to this application, a further reserved matters application (25/03770/REM) was permitted in January 2026, removing the proposed food store and drive thru site from the plan and reconfiguring the layout.

5.49 It is recommended that the allocation boundary is extended to the east to reflect the permitted site area. **We recommend that this remaining land (4.9 ha) is retained for E(g) and B-class employment uses.** In the event that the proposed food-store and drive thru is permitted, this should be removed from the allocation boundary. This will reduce residual capacity to 3.5ha.

Battle Brook/ Extension to Campden Business Park

5.50 The 2018 Local Plan allocates this site (0.67 ha) as an extension to the Campden Business Park. It is identified as suitable for B1, B2 and/or B8 uses.

5.51 The site is part complete – the south of the site has been built out, containing four business units across two buildings. The remainder of the site had an outline permission (21/03116/OUT) for E(g)/B2/B8 development. This was followed by a reserved matters application (23/03625/REM) for a B8 commercial storage scheme (1,404 sq.m), which was permitted in March 2024 but has not been implemented.

5.52 Following this there has been a further reserved matters application (25/02476/REM) for a B8 storage facility (442 sq.m) and a respite office building (143 sq.m) ancillary to the storage facility. The application was permitted in December 2025 and it is assumed it will provide a purpose-built facility for the applicant – BKS Assets.

5.53 The allocation of the remaining land (0.65 ha) should be retained to support the delivery of the proposed development.

Fire Service College, Moreton-in-Marsh

5.54 The 2018 Local Plan allocates 7ha of land on the south-western side of the Fire Service College site for B1/ E(g) employment development (MOR_E6). The supporting text identified the potential to provide a high quality business park to meet the requirements of Moreton and support the FSC, and its proximity to the established and successful Cotswold Business Village. However, no planning applications or development have since been brought forward on the allocated site.

5.55 The Fire Service College site is located on flat land on the eastern side of the Town and was formerly an RAF Airfield. The College is one of the District's largest employers and is a key location nationally for emergency services training, with conferencing, accommodation and leisure facilities on-site as well as specialist facilities related to the use. The A44 runs along the southern side of the site. The College was sold by Government to Capita in 2013.

5.56 Proposals for the site have continued to evolve, and in discussion with Capita we understand its current proposals for the southern part of the site (including the land included within the extant employment allocation) are for residential-led development together and hotel and convenience retail around the site entrance/access. The core campus buildings would be retained as well as an incident ground, but of a

reduced scale – with the potential lease of land at the southern end of the site supporting reinvestment in the retained College facilities.

5.57 Capita have indicated constraints to some forms of employment development on the site including power supply capacity in the area – limiting the potential for more energy-intensive uses such as data centres – as well as site conditions/ land contamination issues. Weak accessibility to the Strategic Road Network influenced potential values and the form of employment development which could be supported. They report that market interest in industrial development has been limited.

5.58 The site is not however controlled by a commercial developer and there is limited evidence of any active marketing for employment uses. The Cotswold Business Village on the opposite side of the A44 supports a range of employment uses, is well occupied and performs well overall. There is no other employment land available in the settlement which could support business growth. In a local context, the site is well located – adjoining and with potential for direct access to the A44. Furthermore, employment development is a form of development which can comfortably co-exist alongside the potential noise and visual disturbance impacts associated with the use of the incident ground.

5.59 Iceni recommend that around 7ha of land on this site is retained for employment use as part of wider mixed-use development or an alternative employment allocation is made in Moreton-in-Marsh as part of the wider masterplan. Policy should allow a wider range of uses than extant allocation, including E(g)/B2/B8.

Land north of B4632 & east of Willersey Industrial Estate

5.60 The 2018 Local Plan allocates this site for mixed-use development including 1.97 ha of land for employment development (B1, B2 and/or B8).

5.61 The employment component of the site in the west has planning permission (22/03534/FUL) for employment development comprising of new production office, workshop and service buildings. This site will form an extension for existing occupier Auto Sleepers. The residential component in the east has a pending application (25/02687/FUL) for 60 dwellings.

5.62 Given access can be provided through the existing industrial estate, it is assumed that this site will come forward in the short-term, contingent on Auto Sleepers expansion timescales. **The employment allocation (2.0 ha rounded) should be retained to support the delivery of the proposed development.**

6. Employment Land Supply

6.1 This section summarises the employment land supply position in Cotswold District as of April 2026, including commitments and the assumed supply from extant allocations reflecting the recommendations within the previous section.

Existing Allocations

6.2 The table below summarises the status of the extant employment allocations, excluding those that are recommended for release within the previous section.

6.3 The allocation at Moreton-in-Marsh has not been included at this stage given uncertainty around the quantum of employment land being retained within the Moreton-in-Marsh masterplan. Overall, there is a total supply of 16.7ha remaining.

Table 6.3 Summary of Extant Allocations

Site	Settlement	Remaining Supply (Ha)	Notes
The Steadings	Cirencester	9.2	Retain allocation
Land North of Butler's Court	Lechdale-on-Thames	0	Release allocation
Land North of Bourton Industrial Estate (BOW_E1)	Bourton-on-the-Water	4.9	Extend allocation boundary to reflect application boundary
Battle Brook (CCNE1)	Chipping Campden	0.65	Retain residual allocation
Fire Services College (MORE6)	Moreton-in-Marsh	0	Not included
Land North of B4632 and east of employment estate (WILEC3)	Willersey	1.97	Retain allocation
Total		**16.7**	

Source: Iceni analysis

Extant Commitments

6.4 The table below shows that latest employment monitoring data for 2025/26.

Table 6.4 Employment Land Monitoring 2025/26

Type	Net land gained / lost (ha) (2016-2025)	Net committed land (ha) at 01-Apr-26	Net remaining allocated land (ha) at 1 April 2026	Total	Requirement (ha)	Shortfall?
E(g)	9.16	19.98	8.25	37.39	16.60	No
B2	2.07	8.89	0	10.96	-2.10	No
B8	17.89	11.82	0	29.71	9.90	No
Total	**29.12**	**40.69**	**8.25**	**78.06**	**24.40**	No

Source: Cotswold Annual Monitoring Report 2025/26

6.5 The net committed land total includes extant allocations with planning permissions. Within this report these have already been accounted for above and therefore these are excluded from the committed supply[7].

6.6 In addition, 11.85ha of the committed supply is attributed to The Triangle Site at the Royal Agricultural University. This permission dates back to an original application[8] granted in 2013 and was renewed in 2018[9]. Since then, a further application has been submitted for a new scheme (discussed in detail below). As such this commitment is excluded from the committed supply and considered separately below.

6.7 Adjusting the extant commitments in light of the above results in a total **committed employment supply of 13.7ha**

6.8 Larger committed sites over 1ha include:

- Land between A419 and A417 Kingshill Road (13/02942/OUT). The mixed use site, permitted in April 2014, has permission for **5,000 sq.m of B1 use** (now E(g)) and up to 100 dwellings. The residential component of the site has been built out in full. The commercial phase (**1.64ha**) remains not started. The masterplan shows that the commercial element is located in the west of the site, where the overhead power lines run. This site is unlikely to be suitable for residential uses, has an implemented consent and we consider should be retained.

- Former Composting Site, Welsh Way, Poulton (24/00260/FUL) – change of use of former mushroom composting facility to provide Blass B2 vehicle workshop (1.64ha).

Pending Applications

6.9 There is a pending application at the Royal Agricultural University (24/01143/OUT) located between to A419 and the A429. The outline application proposes a mixed use development including 27,000 sq.m

[7] 15.12ha under their adopted Local Plan status and size (40.69-15.12 = 25.57ha)

[8] 10/00964/OUT

[9] 18/01104/FUL

of office and R&D space, which using a 0.5 plot ratio is equivalent to 5.4 ha of land. The development will form part of the wider university masterplan, supporting research and innovation in food production, climate change and land management.

6.10 As of June 2026, the Cotswold Planning Committee has resolved to grant this application subject to legal agreement, so it has been included in the supply position.

Supply Summary

6.11 The table below summarises the supply position, indicating a total supply of 42.8ha.

Table 6.5 Supply Summary (Ha)

	Land (Ha)
Allocations	16.7
Extant Commitments	13.7
Pending Applications - RUA	5.4
Total Supply	**35.8**

Source: Iceni analysis

7. Bringing the Evidence Together

7.1 In this section we seek to bring the evidence together to address the supply-demand balance for employment land and consider how policies for employment land provision should be drafted.

Gross Need

7.2 This report has triangulated different modelling approaches to consider future employment land needs.

7.3 Trend-based scenarios (i.e. net completions and net absoprtions) imply a need for between 41 - 47 ha of employment land over the plan period to 2043. However, there are clear factors which can be expected to support an increased need for employment space over the plan period.

7.4 These factors include the potential for the completion of the A417/A419 Missing Link scheme to support the attractiveness of the District (and particularly Cirencester) by improving connectivity to the M5; and the potential for a substantial increase in housing delivery which can both address historic labour supply constraints and help facilitate additional economic growth, including in the construction sector and the supply chain. The scale of impact is modelled taking account of potential scenarios for the scale of housing growth.

7.5 The modelling undertaken indicates that housing provision at 80% of the Standard Method would support a need for 54 ha of employment land (rounded) over the plan period to 2043. This would increase to around 69 ha if 100% of the Standard Method housing need is delivered. This is set out in the table below.

Table 7.3 Recommended Employment Land Provision (Land in ha)

Housing provision	80% of SM	100% of SM
Office & R&D	8.3	8.3
Industrial & Warehousing	46.2	60.2
Total*	**54.5**	**68.5**

7.6 This is an uplift on the net trend-based scenarios but these scenarios reflect essentially a doubling of the rate of housing provision. Iceni conclude that this is an appropriate level of employment land provision to plan for to align the strategies for homes and jobs within the local plan; and is the core scenario taken forward in drawing conclusions.

Current Supply Position and Residual Need

7.7 Drawing on the analysis in Section 4, we can consider the existing supply position against this. The evidence on existing supply of 35.8ha ha (drawn from Table 6.5), leaving aside at this stage the pending application at the Royal Agricultural University. This principally comprises the following sites:

- Steadings Strategic Site, Cirencester: 9.2 ha
- North of Bourton Industrial Estate: 4.9 ha
- Battle Brook, Chipping Campden: 0.65 ha
- East of Willersey Industrial Estate: 1.97 ha
- Kingshill Road, Cirencester – 1.64ha
- Former Composting Site Poulton – 1.64ha

7.8 We recommend that the local plan supports the above employment allocations, and allocates Kingshill Road, Cirencester for employment development to ensure delivery.

7.9 The supply demand balance is shown in the table below and indicates a need to allocate a further 18.7 – 32.7 ha of employment land provision (on top of the allocations listed above) to align housing and employment in the emerging Local Plan.

Table 7.4 Supply-Demand Balance (land in ha)

	80% of SM	100% of SM
Employment Land Need, 2026-43 (A)	54.5	68.5
Extant Commitments (B)	13.7	
Extant Allocations to be retained (C)	16.7	
Pending Application – RAU (D)	5.4	
Residual to Allocate (E = A – B – C – D)	**18.7**	**32.7**

Spatial Considerations

7.10 Key considerations in assessing appropriate locations for further employment allocations include the District's geography, the relative commercial attractiveness of different locations, the alignment of the strategies for homes and jobs and the viability of different forms of employment development.

7.11 The Council's Settlement Role and Function Study (Nov 2025) describes the economic role and function of different settlements in the District. It sets out that Cirencester is by far the most important settlement for employment, with the largest working population and employment base by some margin. It is located on the A417/A419 Corridor and is the most commercial attractive location for new employment development in the District.

7.12 Cirencester's location on the Strategic Road Network provides potential to attract larger mid box industrial development. It has a greater critical mass of population currently, by some margin, than other settlements in the District; and is expected to see significant residential growth moving

forwards. To support the delivery of employment development and to reflect these issues, we consider that Cirencester should be a focus for further employment allocations.

7.13 In particular we consider that there is a need to bring forward additional allocations which are capable of supporting industrial development – including in the B2 and B8 use classes – where the supply of land is in particular restricted. Suitable sites for allocation would be located on the eastern side of the settlement along the A417 and A419 Corridors, including the A419 Cirencester Road. We recommend provision of around 20 ha of employment land at this broad location.

7.14 In addition, it would be appropriate to make modest provision for employment land as part of further major urban extensions at Cirencester.

7.15 Tetbury is the second largest employment hub in the District, but only has a quarter of the jobs of Cirencester. It contains a number of existing employment sites; with some potential for renewal and intensification of these. However, it is locationally not as attractive as Cirencester with employment demand modest, driven by local SME businesses.

7.16 The third and fourth largest settlements are Moreton-in-Marsh and Fairford which are similar in size. Moreton-in-Marsh has an employment density close to 100% with potential for development at the Fire Service College site. Fairford on the other hand is anticipated to see substantial residential growth, and it would be appropriate to include further employment land provision aligned to this. We recommend provision of around 4 ha of employment land is provided as part of mixed-use urban extensions where the residential development can help to support infrastructure delivery.

Assessment of Potential Employment Sites

7.17 A number of SHLAA sites suitable for employment use have been assessed for their suitability and deliverability for employment use in a

separate appendix. A number of sites were rated 'green' within the overall assessment and should be considered for further assessment to meet the identified employment need as set out above. The green rated sites are as follows:

- C164A – East of Kingshill
- C190 – South East of Tetbury Road
- R650 – Land to the North of Cirencester Road
- R644 – Land at Fosse Farm
- M31 – Land North of Todenham Road
- M78 – Land West of Roman Road
- M89 - What about site M89 Land to south of Moreton- in- Marsh Sewage Treatment Works. Does not look as if it has been assessed. Proposed as an allocation.

Employment Land Policies

7.18 The policies in the existing Local Plan provide useful starting point for considering wider policies for employment development.

Established Employment Areas

7.19 Policy EC2 sets out that within established employment areas, B-class employment development (including intensification of sites) will be permitted. It indicates that such sites will be retained for B-class employment, unless there is no realistic prospect of the site being used for that purpose.

7.20 The Established Employment Sites Review 2025 carried out a full review of the district's established employment areas and Iceni has reviewed the findings within this. A majority of sites were recommended for the continued protection for employment use, however there was

one site recommended for release – Old Brewery, Northleach (EES36). Whilst the site is currently occupied by a single occupier, in the event that the site becomes vacant, the site would be suitable for residential redevelopment due to neighbouring residential uses.

7.21 A number of boundary amendments to the existing employment site boundaries were recommended as follows:

- Babdown Airfield (EES41) – Boundary should be extended to include recent development / consents
- Draycott Business Village (EES11) – Boundary should be amended to reflect the geography of the site on the ground
- Cirencester Office Park (EES16) – Amend boundary to include curtilage parking provision
- TT Electronics Fairford (EES29) – Remove Quest House from site boundary due to residential use
- Seyfried (Bird Industrial Estate) (EES8) – Amend boundary to remove land to the northeast
- Fosse Cross (EES23) – Tighten boundary to include existing developed area only
- Old Brewery Northleach (EES36) – Release as protected employment site

Small Scale Employment Development in the Rural Area

7.22 Rural areas provide an important contribution to the District's overall economic performance, and it will be important that the emerging Local Plan continues to support the growth and development of rural enterprises.

7.23 Policy EC3 in the 2018 Local Plan sets out that outside development boundaries and established employment areas, small scale employment development appropriate to the rural area will be supported where:

a. do not entail residential use as anything other than ancillary to the business; and

b. are justified by a business case, demonstrating that the business is viable; or

c. facilitate the retention or growth of a local employment opportunity.

7.24 We consider that a policy framework which supports the expansion of existing businesses on their existing or adjoining sites, or which facilitates growth of or investment from businesses which evidently need to be in a rural location to be appropriate. Such as policy responds appropriately to the small-business nature of the local economy and the district's rural geography.

Use Class Flexibility

7.25 Employment activities often space different planning use classes; whilst flexibility regarding the range of uses acceptable on employment sites help support their delivery by being able to accommodate a range of different business needs. We therefore recommend that employment allocations generally should support E(g), B2 and B8 uses.

7.26 Land should only be restricted to an E(g) use where this is required to avoid 'bad neighbour' effects such as to limit disturbance to adjoining residential uses, or residential uses on access roads/ routes to a site mean that the site would be unsuitable for HGVs.

Delivery of Office Floorspace

7.27 In the context of viability challenges which are expected to inhibit the delivery of standalone office floorspace, it is appropriate to consider how the policy framework within the Plan can support office floorspace development.

7.28 Iceni consider that there is potential for conversions of buildings from other uses to viably support the delivery of new office floorspace, with potential for instance for conversions of barns and other agricultural

buildings in the rural area; as well as retail floorspace in town centre locations across the District. In town centres this is realistic in particular for buildings which offer the potential to create open plan floorplates. Policies within the plan should be drafted to support this, recognising that this is a key means of supporting the delivery of office space.

A1 – A3 Site Assessment

Provided under separate cover

A4. Population modelling

A4.1 The modelling is essentially split into two components: a population projection, which is then converted into estimates of household growth based on household representative rates (HRRs) – essentially the chance of a person in a particular age/sex group being considered as the 'head of household'.

A4.2 When looking at household growth, data about the communal population and household formation are taken from the 2021 Census. This data is broadly the same as that used in the 2022-based subnational household projections (SNHP), with the Census source used to enable a consistent analysis when examining older data releases (from previous Censuses in 2001 and 2011). It is also assumed that around 3% of new stock will be vacant at any time (to allow for movement within the stock).

A4.3 Following these steps leads to a base demographic model, which can then be flexed to see how the population and households might change with housing delivery in line with the Standard Method.

A4.4 Within the modelling, migration assumptions have been changed so that across each local authority, the increase in households matches the housing need (including a standard 3% vacancy allowance). Adjustments are made to both in- and out-migration (e.g. if in-migration is increased by 1%, then out-migration is reduced by 1%).c

A4.5 The general assumption in this report is that additional housing delivery linked to the Standard Method will be driven (at least in part) by in-migration, and this does seem to be the main expectation of Planning

Practice Guidance[10] (see discussion below). Paragraph 006 (Reference ID: 2a-006-20241212) states:

> *'Why is an affordability adjustment applied?*
>
> *An affordability adjustment is applied, as housing stock on its own is insufficient as an indicator of future housing need because:*
>
> *housing stock represents existing patterns of housing and means that all areas contribute to meeting housing needs. The affordability adjustment directs more homes to where they are most needed people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.*
>
> *The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.'*

A4.6 The previous PPG also stated that an affordability uplift is required because '*household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live'*.

A4.7 Essentially, the Government considers that by providing more homes, there is the opportunity for increased migration to an area to fill the homes, whilst equally, one of the Government's core objectives in

[10] https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

planning for the delivery of 370,000 homes a year nationally is to improve affordability. Increased housing provision should create opportunities for additional household formation.

A4.8 The modelling therefore considers the possibility of additional housing delivery, allowing the opportunity for additional households to form. The figure below shows a summary analysis of changes in HRRs by age for the last three Census points (2001, 2011, and 2021).

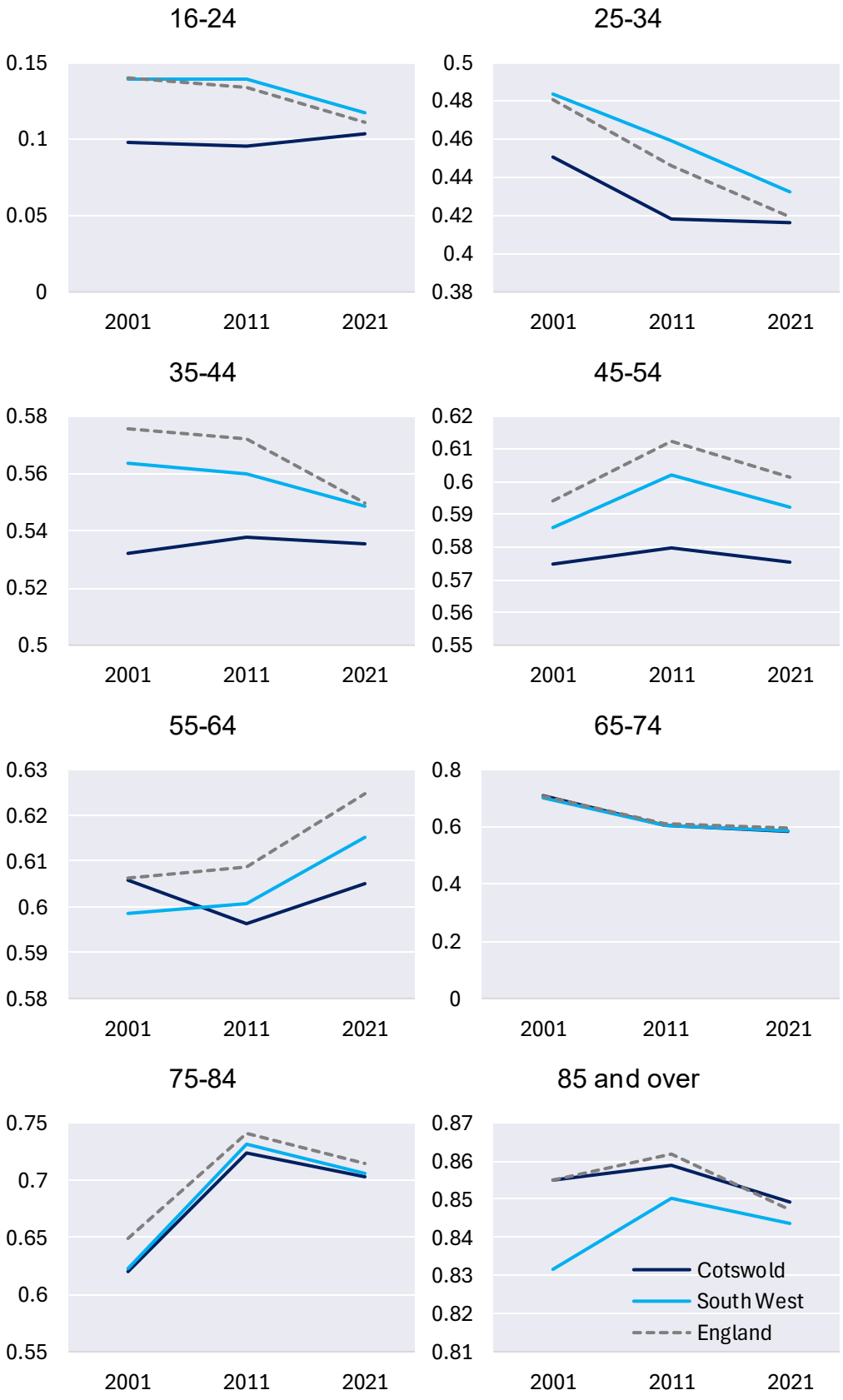
A4.9 Arguably, the key groups to look at are younger age groups where there may have been a degree of suppression in household formation (due to affordability), and this does appear to be the case in Cotswold particularly for those aged 25-34 – although to a lesser degree than seen regionally and nationally.

A4.10 Continuing this trend in the projection would therefore potentially build in further suppression and would not be a positive reaction to the Standard Method seeking to improve affordability.

A4.11 For some older age groups, there does also appear to be a trend of increasing or decreasing HRRs – particularly the 65-74 and 75-84 age groups (and mainly in the 2001-11 period).

A4.12 For these age groups, it is considered that the ‘trends’ are more likely to be due to cohort effects rather than any trend that should be modelled moving forward.

Figure A1: Change in household representative rates by age 2001-21



Source: ONS

A4.13 Given this analysis, the modelling therefore considers the possibility of housing delivery, allowing the opportunity for additional households to form.

A4.14 It has been modelled that HRRs for 25-34 year olds could return to the levels seen in 2001 (and shown on the figure above), with the HRRs for other age groups being held at the levels observed in 2021. The increase in HRRs is projected to start from 2024 (the start of the projection period).

A4.15 In developing this projection, the population is projected to increase by around 36,800 people over the 2025-43 period (a 39.2% increase) if the Standard Method is fully met, or around 27,800 (a 30.2% increase) at 80% of the Standard Method.

Table A1: Projected population change 2025 to 2043 by broad age bands – Cotswold – 80% of Standard Method

	2025	2043	Change in population	% change
Under 16	14,266	16,812	2,546	17.8%
16 – 64	52,051	66,166	14,115	27.1%
65 +	25,785	36,926	11,141	43.2%
Total	92,101	119,904	27,802	30.2%

Source: Iceni analysis

Table A2*:* Projected population change 2025 to 2043 by broad age bands – Cotswold – 100% of Standard Method

	2025	2043	Change in population	% change
Under 16	14,489	18,945	4,456	30.8%
16 – 64	53,401	73,146	19,744	37.0%
65 +	25,993	38,550	12,556	48.3%
Total	93,883	130,640	36,757	39.2%

Source: Iceni analysis

A3.16 When looking at age structure changes, the increase is projected to be largest in either case in the 16-64 age group. Migrants are likely to fall within this age group, so it shows the greatest difference between the two modelling housing outcomes. However, the greatest proportionate change is projected in the 65 and over age group.

Growth in Resident Labour Supply

A4.16 The approach taken in this report is to derive a series of age and sex specific economic activity rates (EARs) and use these to estimate how many people in the population will be economically active as projections develop.

A4.17 This is a fairly typical approach with data being drawn in this instance aligned to the Office for Budget Responsibility's (OBR's) March 2025 Economic and Fiscal Outlook. The OBR data shows changes in economic participation by age over time. The incremental changes forecast have been applied to the 2021 Census data on economic participation (by age) for Cotswold to forecast future changes for the District.

A4.18 The OBR forecasting approach uses a cohort-based model to provide an initial baseline for how population participation rates could evolve over time considering data on historical changes to economic participation for men and women from the ONS Labour Force Survey. It additionally takes account of changes in State Pension Age which may result in the timings of workforce exits as people leave the labour force changing relative to historical behaviour; but models that the impacts of this will be greater for those cohorts which are further from retirement as the changes are implemented.

A4.19 The result is a forecast for the participation rate which sits midway between assuming no state pension age changes; and a full impact of state pension age changes on participation. OBR then applies a number of sense checks in drawing conclusions including considering

trends in inactivity (including long-term sickness), which mean for instance that its implied changes to participation rates for those aged 50-64 remain below its pre-pandemic forecasts. The figures also forecast higher numbers of women in the workforce linked to falling birth rates and policy measures to support childcare provision.

A4.20 The table below shows the assumptions made for Cotswold. The analysis shows that the main changes to economic activity rates are projected to be in the 60-69 age groups – this will, to a considerable degree, be linked to changes to pensionable age, as well as general trends in the number of older people working for longer (which in itself is linked to general reductions in pension provision).

Table A3*:* Projected changes to economic activity rates – Cotswold

	2025	2043	Change
16-19	39.9%	39.5%	-0.4%
20-24	76.1%	75.0%	-1.1%
25-29	88.2%	87.0%	-1.2%
30-34	91.1%	89.2%	-1.9%
35-39	87.3%	86.3%	-1.0%
40-44	88.5%	89.1%	0.6%
45-49	90.5%	91.1%	0.6%
50-54	87.0%	89.7%	2.6%
55-59	79.9%	83.5%	3.6%
60-64	67.1%	72.6%	5.5%
65-69	38.8%	50.3%	11.6%
70-74	16.0%	22.5%	6.5%
75+	5.8%	6.6%	0.8%

Source: Based on OBR and Census (2021) data

A3.22 Working through an analysis of age and sex specific economic activity rates, it is possible to estimate the overall change in the number of economically active people in the area – this is set out in the table below and shows the increase in the economically active population is

projected to be around 15,700 (a 34% increase) at housing provision of 80% of the Standard Method, increasing to around 20,700 (a 44% increase) at 100% of the Standard Method.

Table A4*:* Estimated change to the economically active population – Cotswold

	Economically active (2025)	Economically active (2043)	Total change in economically active	% Change
80% of Standard Method	45,757	61,415	15,658	34.2%
100% of Standard Method	46,881	67,606	20,726	44.2%

Source: Iceni Analysis

JUNE 2026

Cotswold Employment Land Review

Appendices

Final Report

ICENI PROJECTS LIMITED ON BEHALF OF COTSWOLD DISTRICT COUNCIL

Iceni Projects Limited on behalf of

Cotswold District Council

June 2026

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A1. Introduction

A2. Site Assessment – Existing Allocations

A3. Site Assessment – Call for Sites

A1. Introduction

1.2 This appendix contains the assessments of the existing allocations, supporting the recommendations made in the main report to retain or release, followed by an assessment of potential employment sites for their suitability, market attractiveness and deliverability.

1.3 The assessment of these sites informs the recommendations made within the Employment Land Review on which sites should be allocated for employment use.

1.4 The methodology involves the assessment of a number of key considerations:

- Strategic Road Access
- Local Access
- Public Transport Accessibility
- Labour Access
- Spatial Strategy Considerations
- Physical Constraints – environmental constraints, flood risk, topography, heritage assets, infrastructure on-site
- Current Policy and Planning Position
- Local Demand Factors
- Surrounding Uses
- Potential Employment Uses
- Landownership and Control
- Infrastructure Requirements
- Deliverability and Timescales

1.5 This is brought together in an overall assessment of the site for its suitability, delivery and market attractiveness for employment development and attributed a red, amber or green rating.

A2. Site Assessment – Existing Allocations

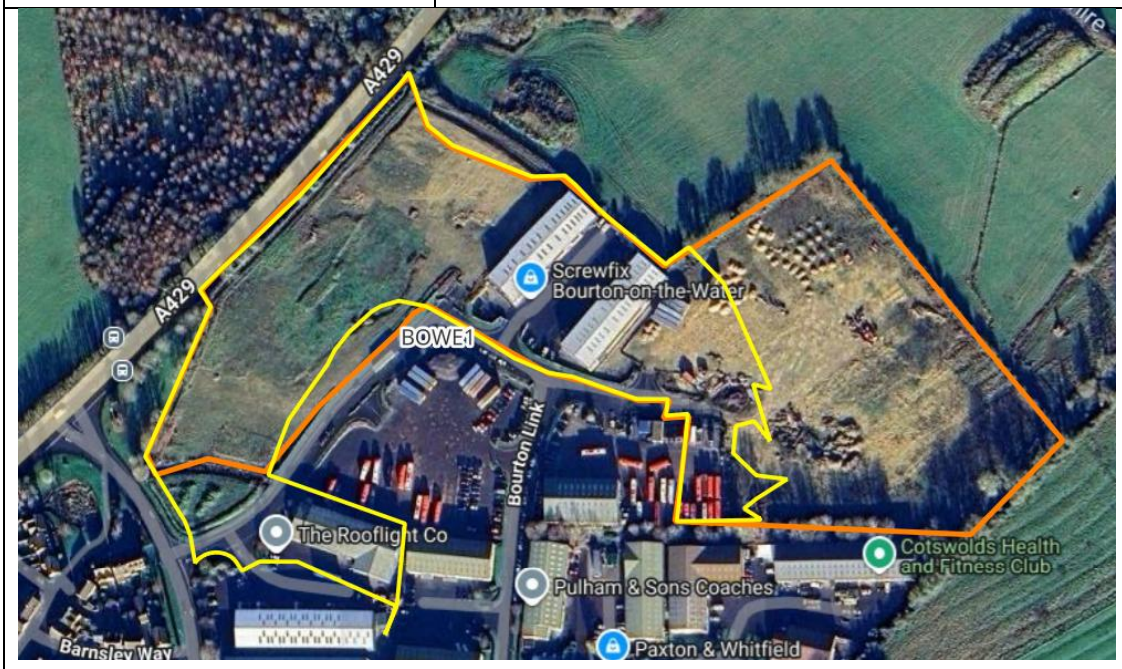
Ref	Policy S2
Site	Land to the South of Chesterton, Cirencester
Size (Ha)	120 (9.1 employment)
	
Locational Factors	
SRN Access	The Spratsgate Lane employment components are located c.4km from the A417 via Swindon Road and Burford Road. Employment located on Tetbury Road is c.5km from the A417.
Local Access	Masterplanning shows the site has two access points – off Spratsgate Lane and Tetbury Road (A429). Improvements have already been implemented on Spratsgate Lane to

	provide a new roundabout allowing access both east to employment site and west into residential component. Further planned improvements will need to be made on Tetbury Road to allow the western phase of the development to come forward.
Public Transport	The bus stop adjacent to the northeast border of the site on Berkeley Road is served by route 93 which provides services between Cirencester and Malmsbury bi-hourly. Tetbury Road is served by multiple routes (93, 882, C60, C62 and C69) travelling into Cirencester, Gloucester, Wotton, Malmsbury and Stroud hourly.
Labour Access	Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Cirencester – principal settlement
Market Demand Factors	
Physical Constraints	There are a number of TPOs on the boundaries of the site and running through centre. There are two Grade II listed buildings in the centre of the site.
Current Policy / Planning Position	Strategic allocation – Policy S2 The site has outline permission (16/00054/OUT) for mixed use development including 2,350 dwellings and 9.1ha of employment land. Masterplanning shows three phases of employment – to the east of Spratsgate

	Lane/Wilkinson Road, to the west of Spratsgate Lane and in the west of the site, south of Cirencester Office Park. Phase 1 of the employment land, east of Spratsgate Lane, had a reserved matters application refused at appeal in September 2025 due to noise impacts on neighbouring residential properties. No further planning applications have been submitted on the other phases of the site.
Local Demand Factors	The eastern employment components of the site are within close proximity of Love Lane Industrial Estate which has been a strong success. Further industrial development at this location would be sought after.
Surrounding Uses	The employment component east of Spratsgate Lane borders residential development to the north and east. The other two components will also border residential development once built out.
Potential Employment Uses	The parcel east of Spratsgate Lane is suitable for E(g)/B2/B8 development in line with the planning permission, given that noise issues can be managed through operational hours. Given the mixed-use nature of the site employment phase west of Spratsgate Lane is more appropriate for E(g) uses.

	The parcel on Tetbury Road is also suitable for E(g) development, forming an extension to Cotswold Office Park.
Deliverability Factors	
Landownership And Control	The site is fully controlled by the Bathurst Estate. Carbide Properties were the delivery partners on the first phase of employment development but have pulled out following the dismissed appeal on Phase 1 of the site.
Infrastructure Requirements	Road infrastructure on Spratsgate Lane has been implemented with the construction of a new roundabout providing access to the site. Further road infrastructure work on Tetbury Road to provide access to unlock the western phase of development.
Deliverability And Deliverability Timescales	Engagement with the Bathurst Estate indicates that the first phase of employment development on the eastern parcel will come forward in the short term. Individual plots or smaller parcels are likely to come forward to manage noise and operational concerns. Currently the employment plot west of Spratsgate Lane is being used as the site's construction access – it is estimated this will come forward in c.5 years once residential phases are complete. The employment component on Tetbury Road is expected to have a later delivery of c.10 years due to infrastructure works required and delivery of other residential phases.

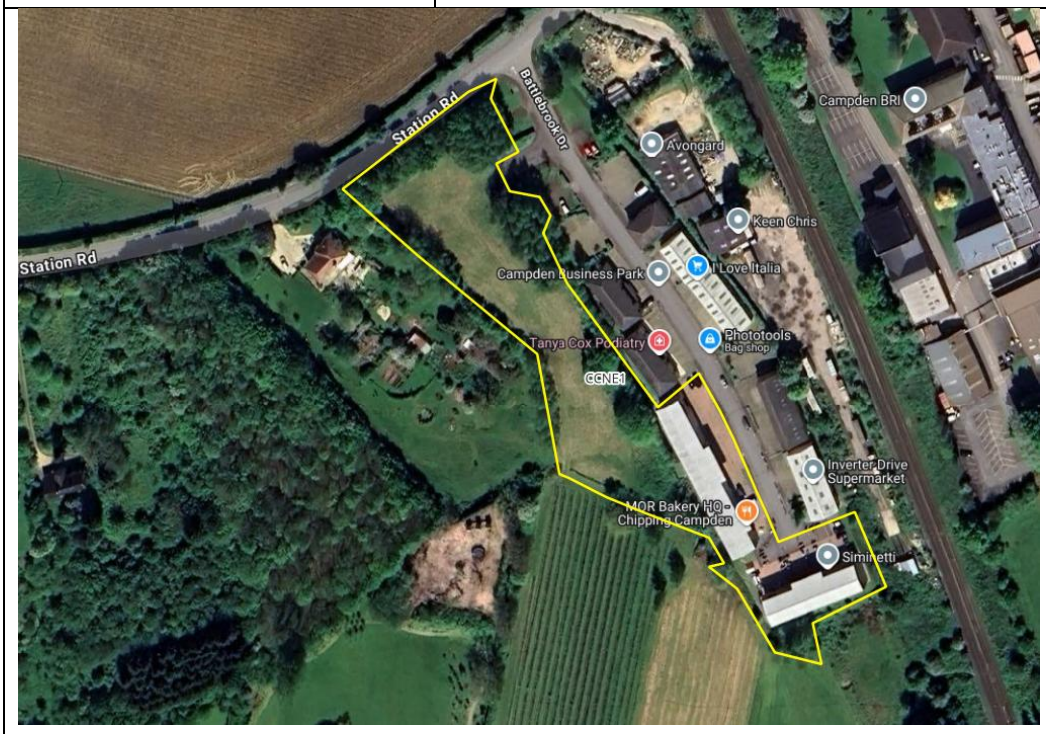
Overall Assessment		
Summary	Delivery of employment is expected to progress in the short term with a phased delivery of other components of the plan period. Allocation of the site should be retained.	

Ref	BOWE1
Site	Land north of Bourton Industrial Estate / Business Park, Bourton-on-the-Water
Size (Ha)	3.38
	
Locational Factors	
SRN Access	The site is located 8.7km from the A40 (SRN) via the A429
Local Access	The Bourton Link provides the site with direct access to the A429, the main corridor running from Cirencester through to Moreton-in-Marsh.
Public Transport	Bourton Industrial Estate has a dedicated bus stop served hourly by route 801 running between Bourton-on-the-Water and Chipping Norton.
Labour Access	Good – site is located in Bourton-on-the-Water, a smaller town, labour may also be drawn from Moreton-in-Marsh and Cirencester.
Spatial Strategy Considerations	Bourton-on-Water is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update.

	The site forms an extension to the existing employment area.
Market Demand Factors	
Physical Constraints	Site has no major constraints. The site is washed over by a Priority Habitat designation – floodplain grazing marsh – although it has been developed so this is unlikely to be a constraint to development. It is also within the Cotswolds National Landscape.
Current Policy / Planning Position	Allocated for employment development. Outline consent (15/03318/OUT) was granted for B1/B2/B8. Two units have been built out (18/04764/REM). There is a pending application (25/03800/FUL) on 1.4ha in the south of the site for an Aldi food store and Costa drive-thru. A further reserved matters application (25/03770/REM) was permitted in January 2026, removing the foodstore/drive-thru plot from site boundary and reconfiguring layout.
Local Demand Factors	The existing Bourton Industrial Estate s continues to experience strong market demand, and the units completed within the allocation are now fully-let.
Surrounding Uses	The site is bordered by compatible land use. It borders the existing industrial estate to the south and greenfield land to the north.
Potential Employment Uses	Suitable for industrial and warehousing use including trade counter.
Deliverability Factors	
Landownership And Control	The site is under single ownership, owned by John Hackling Transport. This landowner also owns the land to the north of the site.

Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	The site is likely to come forward in the short-term with an active application on the west of the site for the foodstore and drive thru and recently permitted reserved matters application for the layout of the remainder of the scheme. Previous phases of the site have been built out on a speculative demand basis as demand arises.	
Overall Assessment		
Summary	The site allocation boundary should be amended to reflect the redline boundary of the permitted scheme. If the food store / drive thru is permitted this should be removed from the employment allocation boundary.	

Ref	CCNE1
Site	Battle Brook / Extension to Campden Business Park, Chipping Campden
Size (Ha)	0.67



Locational Factors	
SRN Access	The site has poor SRN accessibility – t located 14.4km from the A46 .
Local Access	The site is accessed via Station Road which runs through Chipping Campden, providing access to the A44 to the west and the A429 to the east.
Public Transport	Bus stop on Berrington Road (c.900m from site) is served by community bus routes H3B/E and H5A/B running between Mickleton, Stratford-upon-Avon and Chipping Campden once a day.
Labour Access	Labour availability is limited due to the small local population and small catchment around Chipping Campden.

Spatial Strategy Considerations	is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswolds National Landscape
Current Policy / Planning Position	Site is allocated for employment development – the south of the site has been built out and contains two terraced units. The remainder of the site has outline permission (21/03116/OUT) for E(g)/B2/B8 development. Reserved matters permitted March 2024 (23/03625/REM) for a 78 unit B8 commercial storage scheme (1,404 sq.m) – not implemented. Additional reserved matters (25/02476/REM) permitted December 2025 for B8 storage facility (442 sq.m) and respite office building (143 sq.m) for BKS Assets.
Local Demand Factors	The site is located in a rural location with poor access to the SRN. Demand for the site is limited to local occupiers. Likely to come forward for specific occupier as indicated by latest application, rather than being speculatively built out.
Surrounding Uses	Site adjoins Campden Business Park to the east. Campden BRI (food and drink innovation) is closely located further east. The site borders a residential dwelling to the west.
Potential Employment Uses	Suitable for E(g)/B2/B8
Deliverability Factors	
Landownership And Control	Site is under single ownership. BKS Assets are site applicant – assumed to be for their use.

Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	Site was grated planning permission in December 2025 for single occupier use – assumed to come forward in the short-term.	
Overall Assessment		
Summary	Retain allocation for employment use	

Ref	LEC1
Site	Land north of Butler's Court, Lechlade
Size (Ha)	1.25



Locational Factors	
SRN Access	Poor SRN accessibility – located 14.4km away from the A419.
Local Access	The site is accessed from the A417 which runs through a number of villages to access Cirencester.
Public Transport	Bus stop located within 600m of site on the High Street is served by route 77 running between Cirencester and Highworth – 4 times a day
Labour Access	Poor – Lechlade has a limited labour pool
Spatial Strategy Considerations	Lechlade is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update It is also a designated District Centre providing a range and variety of shops, facilities and services.

Market Demand Factors	
Physical Constraints	No physical constraints on site – the site is adjacent to two Grade II listed buildings to the south. Scheduled Monument 'Multi-period settlement, cemetery, and ceremonial complex W of Lechlade' is located within 50m of the site.
Current Policy / Planning Position	23/02916/OUT – refused outline application for 54 residential dwellings, 70-bed care home and E(g) employment uses (1,500 sq.m). Refused in January 2024 for a number of reasons including the wider boundary falling outside of the Lechlade Development Boundary and it would result in the loss of a major part of the allocated employment site.
Local Demand Factors	Lechlade does not have an established employment area and has poor accessibility – market demand for employment space in this location would be low
Surrounding Uses	Site borders residential – two are Grade II listed.
Potential Employment Uses	Only E(g) would be suitable given residential adjacency
Deliverability Factors	
Landownership And Control	Owned by the Waden and scholars of St Mary's College of Winchester in Oxford. Refused planning application was submitted by Hallam Land, assumed to have an option on the land.
Infrastructure Requirements	Existing access roundabout on A417 in place. No abnormal infrastructure constraints are identified at this stage; however, standard

	on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	No planning application has been permitted. Unlikely employment development will come forward at this location given small scale proposed within previous application.	
Overall Assessment		
Summary	The site is not located in a desirable or suitable located for employment use. Low market demand will prevent employment development from being deliverable. Site should not be retained as an allocation.	

Ref	MORE6
Site	Fire Service College B, Moreton-in-Marsh
Size (Ha)	7
	
Locational Factors	
SRN Access	Site is located 20km from A46 (SRN)
Local Access	Site is accessed from A44 providing east to west connections, which connects to A429 providing north to south connections.
Public Transport	Fire Service College bus stop served by route 810 providing hourly services between Cheltenham and Chipping Norton. The site is located 0.6 miles from Moreton-in-Marsh train station served by direct services to London, Oxford and Worcester.
Labour Access	Good– site is located in Moreton-in- Marsh and has access to the town's labour pool.
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan, and continues to be proposed as such in the Local Plan update.
Market Demand Factors	

Physical Constraints	Site contains TPO in the south of the site.	
Current Policy / Planning Position	Allocated for B1 (now E(g)) employment use. No planning application has been submitted since allocation.	
Local Demand Factors	Moreton-in-Marsh sees a good level of demand for commercial premises. Cotswold Business Village to the south of the site sees strong demand and is well-let.	
Surrounding Uses	Allocated and surrounding site is in use as the Fire Service College in active use for emergency services training. The site includes an incident ground and a 'motorway' used for helicopter and emergency vehicle training, which can generates noise.	
Potential Employment Uses	E(g)/B2/B8	
Deliverability Factors		
Landownership And Control	Site and wider fire services college is owned by Capita. Capita are promoting a number of nearby parcels for residential development, a primary school, a neighbourhood centre, leisure centre and a hotel.	
Infrastructure Requirements	New access off A44 required	
Deliverability And Deliverability Timescales	Medium term - Engagement with Capita reveals no progress has been made on the site since being allocated for employment use in the previous Local Plan. No planning application has been submitted or is under consideration.	
Overall Assessment		
Summary	Site is located in a desirable location and would meet the local employment needs of Moreton-in-Marsh. No progress has been made towards a planning application for	

	the site given allocation for B1 uses only. The policy should be broadened to allow for B2/B8 uses which will increase deliverability of site. Alternatively, within a wider mixed-use allocation of the Fire Services College, employment allocation of 7ha could be relocated elsewhere within the site.	

Ref	W7A/WILE1C
Site	Land north of B4632 and east of employment estate, Willersey
Size (Ha)	1.97 employment
	
Locational Factors	
SRN Access	Site is located 7.4km from A46 at Evesham
Local Access	Site is accessed off B4632 which provides connection to the A44. Based on application it is assumed employment component of site will be accessed via existing industrial estate of Badsey Lane, which sees on road parking, reducing HGV accessibility
Public Transport	Bus stop within 150m of site (The Pike) is served by route 606 every two hours, providing services between Chipping Campden and Cheltenham.
Labour Access	Poor - Willersey has a limited labour pool.
Spatial Strategy Considerations	Willersey is a principal settlement in the adopted Local Plan, and is proposed to be a

	non-principle settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape
Current Policy / Planning Position	The employment component in the west was granted planning permission in June 2024 (22/03534/FUL) for employment development comprising of a new production office, workshop and service buildings. This site will form an extension for existing occupier Auto Sleepers. The residential component in the east has a pending application (25/02687/FUL) for 60 dwellings.
Local Demand Factors	The adjoining Willersey Industrial Estate experiences steady local demand, supported by population-serving occupier such as vehicle repair.
Surrounding Uses	Site adjoins Willersey Industrial Estate to the west, with residential in the south.
Potential Employment Uses	Suitable for E(g)/B2/B8
Deliverability Factors	
Landownership And Control	Employment site is owned by Auto Sleepers Group who intend to use the d site for their Business expansion. Eastern residential allocation is owned by Gloucester Diocesan Board of Finance.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development

Deliverability And Deliverability Timescales	Short term – site has planning permission. Deliverability of scheme will depend on Auto Sleepers Group expansion timescales.	
Overall Assessment		
Summary	Site is expected to come forward in the short term to facilitate the expansion of an existing business. Retain employment allocation to ensure delivery of permitted scheme.	

A3. Site Assessment – Call for Sites

Cirencester

Ref	C164A
Site	East of Kingshill Lane
Size (Ha)	41.93
	
Locational Factors	
SRN Access	Site access via Kingshill Lane is currently located 1.9km from A417 / Burford Road junction. Potential to obtain direct access to A417 on eastern border.
Local Access	There is currently no access into the site, except a farm access on Kingshill Lane. Good local access from A417 via London Road.
Public Transport	Bus stop located at Kingshill School in north of site provides morning and afternoon services to Cirencester, Swindon and Tetbury. More

	regular services every half an hour (route 50 ands 58) to Cirencester and Stratton on Golden Farm Road 600m from eastern boundary of site.
Labour Access	Good - Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Would form strategic extension of toCirencester (principal settlement),and key town.
Market Demand Factors	
Physical Constraints	No physical constraints on site. Listed building located within 400m of southern boundary of site in the village of Preston.
Current Policy / Planning Position	None
Local Demand Factors	Cirencester is one of the main employment clusters within the District. Site has strong access to the SRN (A417) which would create high market attractiveness.
Surrounding Uses	Kingshill Secondary School, Watermoor Primary School and Cirencester Football Club border the site to the west. Site borders A417 to the northeast. No other immediate adjacencies.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership and promoted by RTG Chester Master Will Trust. Site is promoted for 500-1,500 homes with an element of employment, retail and community.
Infrastructure Requirements	New access on Kingshill Lane. More significant works required if new access provided on A417.

Deliverability And Deliverability Timescales	Site is available. Deliverable in the short to medium term given limited infrastructure requirements. Strong market attractiveness will support deliverability of employment.	
Overall Assessment		
Summary	The site has good accessibility in terms of the SRN and access to Cirencester and would see strong market attractiveness from B2/B8 occupiers. The site would be suitable to provide a level employment provision within a wider mixed-use development. Employment provision should be focused in the north of the site where accessibility is the strongest.	

Ref	C190
Site	South east of Tetbury Road
Size (Ha)	126.5
	
Locational Factors	
SRN Access	Access to the site off Tetbury Road (A429). Site is located 0.9km off the roundabout leading onto A419. Access to the site also available from the eastern boundary off Spratsgate Lane.
Local Access	Three access points – two on the western boundary, off Tetbury Road and the eastern boundary off Spratsgate Lane.
Public Transport	Bus stop is located 640m on Tetbury Road. Bus services are operating approximately every 2 hours providing services to Malmesbury.
Labour Access	Good - Close proximity to large population centre in Cirencester
Spatial Strategy Considerations	Preferred options – strategic extension south of The Steadings. Located in Cirecenster (principal settlement) and main town.
Market Demand Factors	

Physical Constraints	Scheduled Monument is located on the eastern area of the site. Within the setting of the Cotswolds National Landscape and the south-western part of the site is a Special Landscape Area.	
Current Policy / Planning Position	None	
Local Demand Factors	Cirencester is an employment hub in the District, alongside proximity to the SRN (A419) creating market attractiveness.	
Surrounding Uses	Residential uses to the northern boundary of the Site and Cirencester Office Park to the north-western boundary of the Site. Siddington C Of E Primary School is located towards the east of the Site.	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is owned at promoted by Bathurst Estates	
Infrastructure Requirements	New access required on Tetbury Road / Spratsgate Lane, or access provided through The Steadings site.	
Deliverability And Deliverability Timescales	Long term – would provide a further phase, following the completion of The Steadings strategic allocation to the north.	
Overall Assessment		
Summary	Long term opportunity to provide further employment land in this location. It is recommended that as part of a mixed-use scheme around 1-2ha of employment land could be provided for E(g) use.	

Ref	R519
Site	Land south of Preston
Size (Ha)	18.43
	
Locational Factors	
SRN Access	Direct access to the A419 (SRN).
Local Access	Three access points off the site off Preston, Cirencester Road and Kingshill Road, leading onto Cirencester Road / A419.
Public Transport	Two bus stops located on the boundary of the Site. Both bus stops provide regular services towards Cirencester, Bridgemead, Wootton Bassett and Rushey Platt.
Labour Access	Good - Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Site is located at Preston (proposed to be a Non-Principal Settlement in the Local Plan update) but within close proximity of Cirencester
Market Demand Factors	
Physical Constraints	No physical constraints on site.

Current Policy / Planning Position	None	
Local Demand Factors	Site is located within close proximity of Love Lane Industrial Estate, which sees strong market demand. Direct access to the A419 increases market attractiveness.	
Surrounding Uses	Residential borders to the north, garden centre and Siddington Park residential village (over 60s) to the south west.	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is under single landownership.	
Infrastructure Requirements	New roundabout arm required on A419 or alternative suitable access via Kingshill Lane	
Deliverability And Deliverability Timescales	Medium term – limited access infrastructure required. Assumed to be deliverable	
Overall Assessment		
Summary	Given residential adjacency, any employment development would have to be located to the south of site. Under the assumption that thissite is brought forward for mixed development in conjunction with R650 (below), employment development would be more suitable within the southern section of R650	

Ref	R650
Site	Land to the north of Cirencester Road
Size (Ha)	81.58
	
Locational Factors	
SRN Access	Two access points located off Cirencester Road/ A419. The A419 leads onto Swindon Road, into Cirencester's urban core.
Local Access	Two access points located off Cirencester Road. Access points located towards the eastern boundaries of the Site.
Public Transport	Bus stop located on Cirencester Road, approximately 80m from the closest access point. Frequent services from the stop towards Bridgemead, Wootton Bassett, Rushey Platt and Swindon.
Labour Access	Good - Close proximity to large population centre in Cirecencester
Spatial Strategy Considerations	Site is located at Preston (proposed to be a Non-Principal Settlement in the Local Plan update) but within close proximity to Cirencester
Market Demand Factors	

Physical Constraints	No major physical constraints on site. Site contains priority habitat designation in centre of site – deciduous wood.
Current Policy / Planning Position	None
Local Demand Factors	Site is located within proximity of Cirencester urban are. Direct access to the A419 increases market attractiveness.
Surrounding Uses	Commercial uses are located within the site and to its south western boundary, with greenfield land surrounding the remaining edges.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site has multiple landowners. Site is promoted by Bloor Homes Western for mixed use development 'Cotswold Gate' of 1,500 new homes, village centre containing primary school, sports pitches, healthcare facilities and retail.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including improved access off Cirencester Road
Deliverability And Deliverability Timescales	Given scale of site it is assumed employment development could be brought forward in the medium term. Site is assumed to be deliverable in the medium term – indicative masterplanning has been prepared.

Overall Assessment		
Summary	As part of a mixed-use development, provision of employment could be provided, up to c.10ha, preferably located in the south of the site where connectivity to the A419 / A417 is strongest.	

Ref	R644
Site	Land at Fosse Farm, to the south of Driffield
Size (Ha)	129.6



Locational Factors	
SRN Access	Multiple access points off the A419, leading onto the A417. A419 leads into Cirencester Road junction, providing further linkages onto the SRN.
Local Access	Existing access available via Cirencester Road roundabout which services Cirencester Agricultural Centre.
Public Transport	The closest bus stop is located approximately 300m (as the crow flies) to the southern point of the site. The bus stop is not easily accessible by foot, which may reduce accessibility of the site.
Labour Access	Good - Close proximity to large population centre in Cirencester

Spatial Strategy Considerations	Would be part of a new settlement to the south of Driffield
Market Demand Factors	
Physical Constraints	No major physical constraints. Site contains a number of Priority Habitat designations – deciduous woodland.
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the A419, leading into Cirencester – would see strong market demand.
Surrounding Uses	Commercial uses to the south east of the site, village of Driffield to north east.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site has two landowners. Site is promoted by AJW Land & Development.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Promoted for mixed-use - housing and employment. Site assumed to be deliverable in medium to long term - no master planning has been undertaken, employment component could come forward in the short to medium term given extension to existing employment area.
Overall Assessment	
Summary	As part of a wider mixed-use scheme, it would be suitable to provide c.10ha of employment as an extension to the existing Agricultural Centre in the south of the site,

	benefiting from strong accessibility to the SRN.	

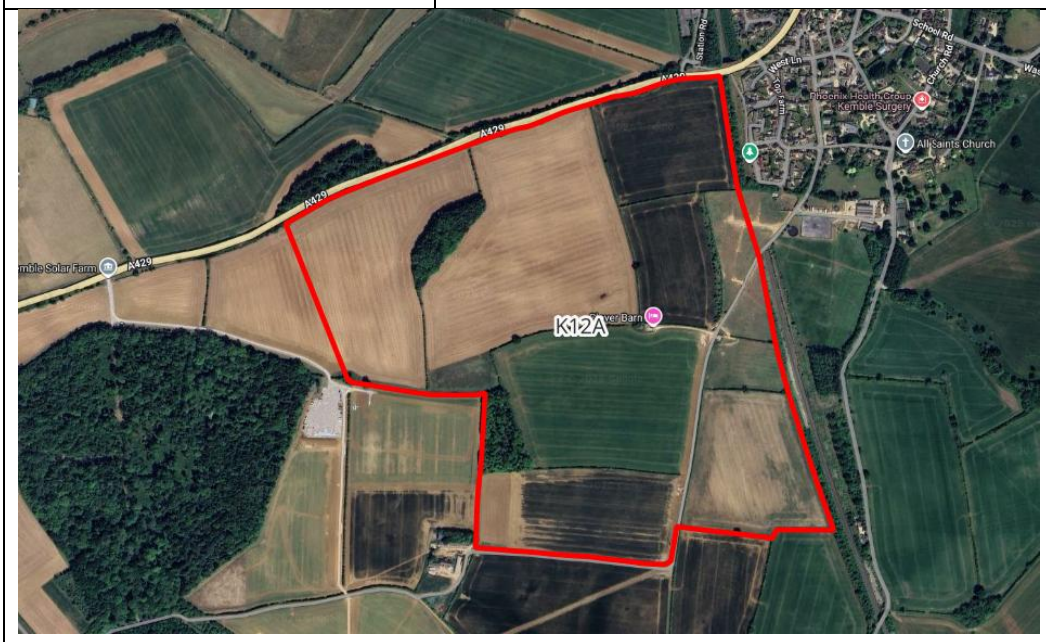
Siddington

Ref	SD20
Site	Land north of Clark's Lane
Size (Ha)	21.66
	
Locational Factors	
SRN Access	No direct SRN access – site is located 4.7km from A417 via Swindon Road.
Local Access	Access point off Spratsgate Lane leads into Cirencester's urban core. Spratsgate Lane leads towards Love Lane Industrial Estate. Three access points to the Site: one point off Clarks Lane and two access points off the C-road accessible from Park Way. Clarks Lane is narrow.
Public Transport	Bus stop is located 240m east of the Site. The hourly service provides links towards Cirencester.
Labour Access	Good - Close proximity to large population centre in Cirencester

Spatial Strategy Considerations	Siddington is proposed to be a Non-Principal Settlement in the Local Plan update. This would be a strategic site on the edge of Cirencester.
Market Demand Factors	
Physical Constraints	No physical constraints.
Current Policy / Planning Position	None
Local Demand Factors	Site is within proximity of the Spratsgate Lane, leading onto the main road into Cirencester's urban core, making it an attractive employment area.
Surrounding Uses	Residential uses to the east and towards the northern boundary. Southern and western boundaries are greenfield sites.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned and promoted by Bathurst Estates.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including improvements required to Clarks Lane access.
Deliverability And Deliverability Timescales	No known deliverability issues. Deliverable in medium term – no planning status
Overall Assessment	
Summary	If brought forward for mixed use development, site would be of suitable to provide small scale employment component.

Kemble

Kemble

Ref	K12
Site	Clover Barn (Land south of A429)
Size (Ha)	65.38
	
Locational Factors	
SRN Access	Site is located c.10km from A417 (SRN) via Tetbury Road (A429).
Local Access	Two access points: Main access off the A429 towards the northern boundary of the Site. Another access point is located to the eastern boundary of the Site on a C-road (off Old Vicarage Lane).
Public Transport	Closest bus stop is located 630m north east of the Site, with services towards Cirencester and Tetbury. North eastern corner of site is located 500m away from Kemble train station served by direct trains to London, Swindon, Gloucester and Cheltenham.

Labour Access	Moderate - Kemble has relatively small labour poor. However, site is located 6km from larger population centre Cirencester.
Spatial Strategy Considerations	Kemble is a proposed principle settlement. The site would be a strategic extension south-west of Kemble.
Market Demand Factors	
Physical Constraints	No physical constraints on site. Site contains priority habitat designation in centre of site – deciduous wood.
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the A429, leading towards Kemble and Cirencester. However, distance from the SRN makes it a less attractive employment location. Demand would be localised driven by Cotswold Airport occupiers.
Surrounding Uses	Mainly residential uses and agricultural buildings to the eastern boundary, greenfield sites to the northern and southern area of the site. Cotswold Airport is located north of the main access point to the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned and promoted by Bathurst Estates.
Infrastructure Requirements	An upgrade needed to water supply. No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	This parcel is promoted for mixed use use. Promoters indicate site could come forward as early as 2028 subject to planning.

Overall Assessment		
Summary	Location sees less demand for employment uses given distance from Cirencester and SRN. A mixed use site could support an element of small scale employment development.	

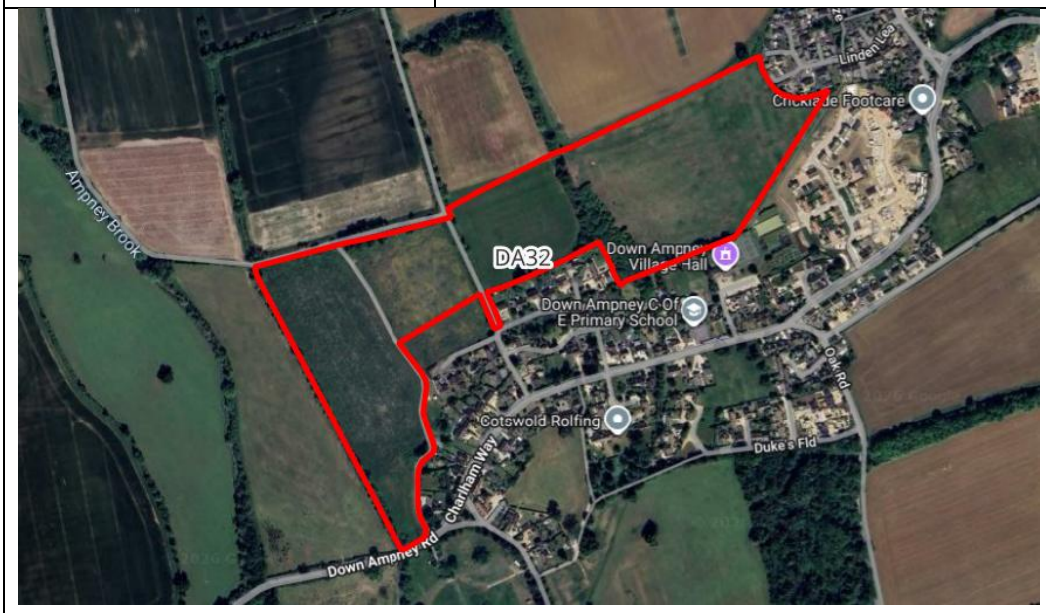
Ref	K15
Site	Land south of A429
Size (Ha)	16.28
	
Locational Factors	
SRN Access	Access is located off the A429, leading towards Kemble and Cirencester's urban core.
Local Access	Access point off A429, towards the northern boundary of the Site.
Public Transport	Site is not within proximity of a bus stop, with the closest bus stop located approximately 1.6km from the access point. North eastern corner of site is located 1.7km away from Kemble train station served by direct trains to London, Swindon, Gloucester and Cheltenham.
Labour Access	Moderate - Kemble has relatively small labour pool however site is located 6km from larger population centre Cirencester.
Spatial Strategy Considerations	Kemble is a proposed principle settlement, although this site would be in open countryside.
Market Demand Factors	

Physical Constraints	No physical constraints on site. Ancient Woodland located to the south of the site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is located off the A429, leading towards Kemble and Cirencester. However, distance from the SRN makes it a less attractive employment location. Demand would be localised driven by Cotswold Airport occupiers.
Surrounding Uses	Cotswold Airport is located to the north of the Site. There are industrial uses further south of the Site. West of the Site is agricultural land, East of the site is Ancient Woodland.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned and promoted by Bathurst Estates.
Infrastructure Requirements	An upgrade needed to water supply. No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	This site is promoted for employment use. Promoters indicate site could come forward as early as 2028 subject to planning.
Overall Assessment	
Summary	Location sees less demand for employment uses given distance from SRN. Airport employment uses on adjacent site are lower value and unlikely to support viable new build industrial development in Kemble.

Down Ampney

Ref	DA16A
Site	Land south of Down Ampney Road
Size (Ha)	2.76
	
Locational Factors	
SRN Access	Site is located 2.7km from A419 via Down Ampney Road.
Local Access	Site has two access points, coming off Down Ampney Road. Access points are located on the northern and eastern boundaries of the Site.
Public Transport	Closest bus stop is located 1.6km west of the Site. The bus stop offers regular services towards Swindon and Cirencester.
Labour Access	Moderate - Down Ampney has relatively small labour poor however site is located 9km from larger population centre in Cirencester.

Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a non-principal settlement in the Local Plan update.	
Market Demand Factors		
Physical Constraints	Flood Zone 3 within the west of the site.	
Current Policy / Planning Position	None.	
Local Demand Factors	Site is within Down Ampney Village and would create a new employment location. Site accessible to A419 but via B-road which can be a constraint to LGV/HGV activity.	
Surrounding Uses	Surrounding uses are mainly residential and green field sites to the west of the Site.	
Potential Employment Uses	E(g)	
Deliverability Factors		
Landownership And Control	Single ownership – Home Paddock (Down Ampney)	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.	
Deliverability And Deliverability Timescales	Unlikely to be deliverable as an employment site given small scale and creation of new employment location.	
Overall Assessment		
Summary	Site is not suitable for employment use due to residential adjacency and rural location with B-road access to SRN reducing market attractiveness.	

Ref	DA32
Site	Land to the north of Chestnut Close, Down Ampney
Size (Ha)	13.43
	
Locational Factors	
SRN Access	Site access is on a B-road, located 1.2km from the A419 which leads onto Cirencester's urban core.
Local Access	Site's access point is off Chestnut Close on the southern boundary of the Site. The access point is located 1.2km from the A419.
Public Transport	The closest bus stop to the Site is approximately 900m east of the Site. The bus stop offers services to Southrop, Burford and Cirencester. Bus service may be infrequent.
Labour Access	Moderate - Down Ampney has relatively small labour pool however site is located 9km from larger population centre Cirencester.
Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a

	non-principal settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	Floodzone 2 and 3 across the western boundary of the Site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is on the edge of Down Ampney Village, slightly further out from Cirencester but accessible via the A419. Access to the Site is down a B-road so may be a constraint. Proximity to Cirencester can make the Site attractive for employment use.
Surrounding Uses	Uses are mainly residential with a green field site towards the north of the Site.
Potential Employment Uses	E (g)
Deliverability Factors	
Landownership And Control	Site is under single ownership – Robert Hitchen Ltd
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Unlikely to be deliverable as an employment site given small scale and creation of new employment location.
Overall Assessment	
Summary	Site is not suitable for employment use due to its proximity to residential development and rural location, with B-road access to SRN reducing market attractiveness.

Ref	DA13
Site	Land east of Down Ampney Road
Size (Ha)	3.18
	
Locational Factors	
SRN Access	Site access is off Down Ampney Road, 2.4km from Cirencester Road, leading onto the A419. The A419 is the main artery into Cirencester's urban core.
Local Access	Access point to the Site is off Ampney Road, on the southern boundary of the Site.
Public Transport	Bus stop is located on the western boundary of the Site. Bus has services towards Cirencester and Burford, although service seems infrequent.
Labour Access	Moderate - Down Ampney has relatively small labour poor however site is located 9km from larger population centre in Cirencester.
Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a non-principal settlement in the Local Plan update.

Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is within Down Ampney Village, slightly further out from Cirencester but accessible via the A419. Access to the Site is down a B-road so may be a constraint. Proximity to Cirencester can make the Site attractive for employment use.
Surrounding Uses	Towards the northern and eastern areas, the Site is surrounded by greenfield. Mainly residential uses towards the western areas.
Potential Employment Uses	E (g)
Deliverability Factors	
Landownership And Control	Single ownership alongside wider land holdings, owned and promoted by Urban&Civic. Part of wider strategic site promotion for c.2,000 homes.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site forms part of Area B within masterplan – for c.694 residential units. Unlikely to deliver employment development.
Overall Assessment	
Summary	Site is not suitable for employment given its close relationship with nearby housing and its rural setting, n with B-road access to SRN reducing market attractiveness.

Ref	DA5
Site	Land south of Down Ampney Road
Size (Ha)	4.92
	
Locational Factors	
SRN Access	Site access is off Down Ampney Road, 2.4km from Cirencester Road, leading onto the A419. The A419 provides the main route into Cirencester.
Local Access	The access point to the Site is located off Down Ampney Road, to the northern boundary of the Site.
Public Transport	The closest bus stop is located 330m to the north of the Site. There are bus services running to Cirencester and Burford, although not very frequent.
Labour Access	Moderate - Down Ampney has relatively small labour pool however site is located 9km from larger population centre Cirencester.
Spatial Strategy Considerations	Down Ampney is Principal Settlement in the adopted Local Plan and is proposed to be a

	non-principal settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	No significant physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is on the edge of Down Ampney Village, slightly further out from Cirencester but accessible via the A419. Access to the Site is down a B-road so may be a constraint. Proximity to Cirencester can make the Site attractive for employment uss.
Surrounding Uses	Directly on the northern boundary of the Site, there are agricultural buildings, towards the western boundary of the Site there are mainly residential uses.
Potential Employment Uses	E (g)
Deliverability Factors	
Landownership And Control	Site is under single ownership – Robert Hitchen Ltd
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Unlikely to be deliverable as an employment site given small scale and creation of new employment location.
Overall Assessment	
Summary	Site is not suitable for employment use due to proximity to residential areas and the rural setting with B-road access to SRN reducing market attractiveness.

Tetbury

Ref	T71A
Site	Land north of Havenhill Road, Tetbury
Size (Ha)	2.15
	
Locational Factors	
SRN Access	Site is located c.19km from A417 (SRN).
Local Access	Site is located off Havenhill Road, leading onto London Rd/ A433. Access would be through the residential area to the southeastern boundary of the Site.
Public Transport	Closest bus stop to the Site is located 255m from the Site. The bus stop offers frequent services to Stroud, Wickwar and Tetbury.
Labour Access	Moderate – site is located in Tetbury, a smaller town, labour may also be drawn from nearby Malmesbury
Spatial Strategy Considerations	Tetbury is a principal settlement in the adopted Local Plan and is proposed to continue as a principle settlement in the Local Plan update.
Market Demand Factors	

Physical Constraints	The site is within the Cotswold National Landscape	
Current Policy / Planning Position	The site is within a Strategy Delivery sub-area.	
Local Demand Factors	The site is within proximity of the A433, linking to Cirencester. Located is in closely proximity to residential areas which reduces market attractiveness.	
Surrounding Uses	Mainly residential uses to the south of the Site, with greenfield sites to the north..	
Potential Employment Uses	E (g)	
Deliverability Factors		
Landownership And Control	Site is in single ownership	
Infrastructure Requirements	Suitable access to the site would need to be created.	
Deliverability And Deliverability Timescales	Given residential proximity and access arrangements, employment development is likely undeliverable.	
Overall Assessment		
Summary	Site is not considered to be suitable for employment development due to residential proximity and lack of suitable access. More suitable for residential.	

Ref	T31B
Site	Land west of Lowfield Road, Tetbury
Size (Ha)	2.01
	
Locational Factors	
SRN Access	Site located over 20km from A417 (SRN).
Local Access	Site is located off Lowfield Road, leading to the B4014. Access point is located off Lowfield Road, 330m from the B4014 leading to the London Road/ A433.
Public Transport	The closest bus stop to the Site is located 48m to the south of the site l. This bus stop offers services to Old Sodbury, although buses may be infrequent.
Labour Access	Moderate – site is located in Tetbury, a smaller town, labour may also be drawn from nearby Malmesbury
Spatial Strategy Considerations	Tetbury is a Principal Settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	

Physical Constraints	The site is within the Cotswold National Landscape (AONB) designation.	
Current Policy / Planning Position	None	
Local Demand Factors	The site is within proximity of the A433, linking to Cirencester, but is in closely proximity to residential areas, which reduces market attractiveness.	
Surrounding Uses	The northern boundary of the site is countryside. Towards the east is a school and to the south residential.	
Potential Employment Uses	E (g)	
Deliverability Factors		
Landownership And Control	Site is in single ownership	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development	
Deliverability And Deliverability Timescales	Employment development would be deliverable however residential proximity means site is more suitable for residential use.	
Overall Assessment		
Summary	Employment development of site would create a new employment site disconnected from the existing Tetbury industrial estate . More suitable for residential use.	

Fairford

Ref	F52
Site	Land south of London Road
Size (Ha)	1.49
	
Locational Factors	
SRN Access	Site is located 16.5km from A417 (SRN section)
Local Access	Access is off the A417 on the northern boundary of the Site, providing links to Cirencester. London Road / A417 is the main connection through Fairford.
Public Transport	Nearest bus stop is located 350m to the west of the Site. This bus stop offers services to Cirencester.
Labour Access	Moderate – site is located in Fairford, a smaller town, labour may also be drawn from Cirencester located within a 15 minute drive time catchment.

Spatial Strategy Considerations	Fairford is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is located off the A417, providing the main connection through Fairford and towards Cirencester. Site is adjacent to existing employment clusters in Fairford.
Surrounding Uses	Towards the south of the Site there are commercial / manufacturing uses. Residential uses towards the western areas and greenfield sites towards the north.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including new access off A417 required.
Deliverability And Deliverability Timescales	No planning progress – assumed deliverable in medium term.
Overall Assessment	
Summary	Site could suitably form an extension of the existing employment area to the south, however proximity to residential areas to the east and west would limited employment use to E(g).

Ref	F53A
Site	Land east of Totterdown Lane
Size (Ha)	12.81



Locational Factors	
SRN Access	Site located c.14km from A417 (SRN section).
Local Access	Site is located off Horcott Road, leading to A417 (links to Cirencester) and further leading into A361 (links to Swindon).
Public Transport	The nearest bus stop is located 300m north of the Site. The bus stop offers services to Cirencester, Lechlade and Highworth.
Labour Access	Moderate – site is located on the edge of Fairford, a smaller town, labour may also be drawn from Cirencester located within a 15 minute drive time catchment.
Spatial Strategy Considerations	Fairford is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.

Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None.
Local Demand Factors	Site is located within proximity of the A417/ Cirencester Road, leading to the employment hubs in Cirencester. Fairford has a number of small industrial areas which see a good level of demand.
Surrounding Uses	Towards the east of the Site, there are industrial uses, the south of the Site is a camping site. To the north of the Site, there are residential uses and western area is Horcott Lakes.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development including new access off A417 required.
Deliverability And Deliverability Timescales	No planning progress – assumed deliverable in medium term.
Overall Assessment	
Summary	Given proximity of Horcott Industrial Estate it would not be logical to create a further new employment area in this location.

Bourton-on-the-Water

Ref	B56
Site	Land north of Moor Lane, Bourton-on-the-Water
Size (Ha)	1.83
	
Locational Factors	
SRN Access	Site is accessible via Moor Lane, 1.3km from the A429 which is the main link to Cirencester.
Local Access	Access point from Mallard Crescent, leading onto the A429. Access point is from the northern part of the Site.
Public Transport	The closest bus stop to the Site is located 1.6km from the parcel. There are frequent services towards Cheltenham, Cirencester, Chipping Norton and Bourton-on-Water.
Labour Access	Good – site is located in Bourton-on-the-Water, a smaller town, labour may also be drawn from Moreton-in-Marsh and Cirencester.

Spatial Strategy Considerations	Bourton-on-the-Water is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update..
Market Demand Factors	
Physical Constraints	Cotswold National Landscape
Current Policy / Planning Position	None
Local Demand Factors	Site is located within proximity of Bourton Industrial Park and close to the SRN (A429) however residential adjacency and access arrangements reduces market attractivness
Surrounding Uses	Towards the southern part of the site, there are greenfield sites. Other uses surrounding the site are mainly residential. Further north of the Site is Bourton Business Park/ Industrial Estate.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Given residential adjacency and access to site, employment development is likely undeliverable
Overall Assessment	
Summary	Site is not suitable for employment development due to residential adjacency and access. Would create employment site separated from existing Bourton Industrial Estate.

Ref	B57
Site	Land south of the A429, Bourton-on-the-Water
Size (Ha)	4.93
	
Locational Factors	
SRN Access	Site located off the A429, leading onto the A424, providing links to Cirencester.
Local Access	Access through industrial area to the south, layout of permitted scheme on allocation provides access to site through industrial estate.
Public Transport	Closest bus stop to the Site is 60m from the Site. There are frequent services towards Chipping Norton.
Labour Access	Good – site is located in Bourton-on-the-Water, a smaller town, labour may also be drawn from Moreton-in-Marsh and Cirencester.
Spatial Strategy Considerations	Bourton-on-the-Water is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	

Physical Constraints	Site contains is entirely covered by priority habitat designation – coastal and floodplain grazing marsh. Cotswold National Landscape
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the SRN (A429) providing links to large reemployment hubs. The site would form an extension to Bourton Industrial Park, increasing market attractivity.
Surrounding Uses	Northern and southern areas of the site are greenfield sites. Bourton Industrial Park is located to the south
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Single ownership – owned by John Hackling Transport who own allocated land to the south.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Build out of Bourton Business Park extension to the south has been slow with just two units delivered since permitted. Further expansion on this site is seen as a long term option.
Overall Assessment	
Summary	Site would form a further long-term expansion option for Bourton Industrial Park, however land is entirely designated as a priority habitat,

Stow-on-the-Wold

Ref	S55B
Site	Land to the south of Oddington Road, Stow-on-the-Wold
Size (Ha)	0.57
	
Locational Factors	
SRN Access	Poor SRN access – located over 25km from A46 and A417.
Local Access	Site is located off the A436 leading onto Roman Road. The A436 provides connections to employment hubs in larger towns such as Cirencester. Access to the Site is off Oddington Road, on the northern boundary of the Site.
Public Transport	The nearest bus stop is adjacent to the site, providing services to Cheltenham.
Labour Access	Good – site is located in Stow-on-the-Wold, a smaller town, labour may also be drawn from Moreton-in-Marsh and Bourton-on-the-Water.

Spatial Strategy Considerations	Stow-on-the-Wold is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.	
Market Demand Factors		
Physical Constraints	Southern boundaries of the Site have conservation areas running along the boundary. Site has a steep topography. Cotswold National Landscape.	
Current Policy / Planning Position	None.	
Local Demand Factors	Stow-on-the-Wold is not an established employment location. Site is of insufficient scale to create a new employment cluster.	
Surrounding Uses	Towards the eastern area of the Site, there are greenfield sites and commercial sites towards the western areas.	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is under single ownership	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.	
Deliverability And Deliverability Timescales	Site is of insufficient scale to deliver sufficient employment development. Stow-on-the-Wold is not an established employment location.	
Overall Assessment		
Summary	Site is of insufficient scale to deliver sufficient employment development. Stow-on-the-Wold is not an established employment location and may see limited commercial demand.	

Moreton-in-Marsh

Ref	M31
Site	Land north of Todenham Road
Size (Ha)	50.4
	
Locational Factors	
SRN Access	Site located off Todenham Road, leading onto Roman Road/ Fosse Way (A429).
Local Access	Site's main access point is off Todenham Road, on the southern boundary of the Site.
Public Transport	The closest bus stop is located 980m from the Site. Site is located within walking distance of Moreton-in-Marsh train station, serving the Cotswold Line and providing direct services between London Paddington and Worcester.
Labour Access	Good – site is in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	options for strategic extensions to the north, south, and east of the town.
Market Demand Factors	
Physical Constraints	Site is located in a Special Landscape Area and within the setting of the Cotswold's National Landscape. There is a scheduled monument adjacent to the north-west boundary.
Current Policy / Planning Position	None.
Local Demand Factors	Site has direct access to A429 providing north and south connections through the district. Employment development in the south of the site would add to the existing cluster at Fosseway Industrial Estate.
Surrounding Uses	Towards the southern area of the Site, uses are mainly residential, south east of the area is a Fire Service training facility. The northern, western and eastern areas of the Site are greenfield sites.
Potential Employment Uses	E(g) / B2 / B8
Deliverability Factors	
Landownership And Control	Single ownership and being promoted by an agent on behalf of landowner.
Infrastructure Requirements	No major off-site infrastructure needs have been identified at this stage, though all development would require standard on-site infrastructure and servicing provision.
Deliverability And Deliverability Timescales	Site has no planning history, but an element of employment development could potentially be brought forward in earlier phases in the south of the site.
Overall Assessment	

Summary	Within a mixed-use development of the site, an element of employment would be suitable, within the south of the site or in the west where there is direct access to the A429.	

Ref	M70
Site	Land east of Evenlode Road
Size (Ha)	7.57
	
Locational Factors	
SRN Access	Site is located off Evenlode Road, approximately 830m south of the A44. The A44 provides links to Oxford and Worcester.
Local Access	Access point to the Site is off Evenlode Road, on the western boundaries of the Site.
Public Transport	The closest bus stop to the site is located approximately 830m north of the Site. The bus stop provides frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1.3km from the site, providing services to London Paddington and Worcester.
Labour Access	Good– the site is located on the edge of Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Special Landscape Area. Sewage Treatment Works adjacent to the north east.
Current Policy / Planning Position	An application for 110 homes was submitted in December 2025 and is pending consideration (ref: 25/04041/OUT).
Local Demand Factors	Cotswold Business Park to the north is a successful employment site, however this site does not benefit from direct access to the A44 or A429. Consideration is being given to a new link road through the Local Plan process, which if delivered would connect this site to the A44 and A429.
Surrounding Uses	Residential uses to the north of the Site. Cotswold Business Park is to the north east of the Site. It is bounded by open countryside to the south and east.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is in single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	
Summary	The site has an ongoing planning application for residential development and is therefore not available for employment development. Furthermore, the Site is

	currently located in a periphery location, with narrow access via Evenlode Road. Employment development on A44 would be more preferable, however delivery of new link road would improve commercial attractiveness.	

Ref	M12B
Site	Land to the east of Evenlode Road
Size (Ha)	3.07



Locational Factors	
SRN Access	Site is located off Evenlode Road, approximately 600m from the A44. The A44 provides links to Oxford and Worcester.
Local Access	Site access is through residential area off Evenlode Road.
Public Transport	The nearest bus stop to the site is located approximately 600m to the north of the Site. The bus stop is serviced by frequent bus services to Chipping Norton. Moreton-in-Marsh train station is approximately 1.3km from the site, providing services to London Paddington and Worcester.
Labour Access	Good– the site is located on the edge of Moreton-in-Marsh.

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Special Landscape Area. Sewage Treatment Works adjacent to the north east.
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however site access through residential area reduces market attractiveness. Consideration is being given to a new link road through the Local Plan process, which if delivered would connect this site to the A44 and A429 and would improve the market attractiveness.
Surrounding Uses	Directly north of the Site is Cotswold Business Park. Greenfield sites towards the southern and eastern areas. Residential uses towards the western areas of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is owned by Gloucestershire County Council
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site is unlikely to come forward for commercial development. Access through residential area is not suitable.

Overall Assessment		
Summary	Despite adjacency to Cotswold Business Village, there is no access through the existing employment site. Access through residential area via Evenlode Road means site is not suitable for employment development.	

Ref	M76
Site	Land to east of Evenlode Rd
Size (Ha)	3.24
	
Locational Factors	
SRN Access	Access is off Evenlode Road, 630m south of the A44 (SRN). The A44 has links towards Worcester and Oxford.
Local Access	Access point is located off Evenlode Road, on the western boundary of the parcel. Consideration is being given to a new link road through the Local Plan process, which would link the site to the A429 and A44.
Public Transport	The closest bus stop to the Site is located on the A44/ London Road, 630m north of the Site. The bus stop is serviced by frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1.1km from the site, providing services to London Paddington and Worcester.
Labour Access	Good– site is located i on the edge of Moreton-in-Marsh

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Site is within the Special Landscape Area. Area of the Site (western part) is in Flood zone 3.
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however current site access via Evenlode Road reduces market attractiveness. The delivery if the link would improve the market attractiveness.
Surrounding Uses	Several residential properties lie to the east of the site. Greenfield land surrounds the remainder of the site, with a small number of agricultural buildings present within this wider area.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site is within floodzone 3 which requires mitigation – site could come forward in short to medium term.
Overall Assessment	
Summary	Site is located in a periphery location, with narrow access via Evenlode Road,

	employment development on A44 would be more preferable, however delivery of new link road would improve commercial attractiveness..	

Ref	M77
Site	Land west of Evenlode Road
Size (Ha)	10.99



Locational Factors	
SRN Access	Site is located off Evenlode Road, approximately 900m south of the A44. The A44 provides links to Worcester and Oxford.
Local Access	Access point to the Site is off Evenlode Road, on the western boundary of the Site. Consideration is being given to a new link road through the Local Plan process, which would link the site to the A429 and A44.
Public Transport	The closest bus stop to the Site is located on the A44/ London Road, approximately 900m north of the Site. The bus stop is serviced by frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1.2km from the site, providing services to London Paddington and Worcester.

Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town..
Market Demand Factors	
Physical Constraints	Site is within a Special Landscape Area Western section of site falls within Flood Zone 3.
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however site access via Evenlode Road reduces market attractiveness. The delivery of the link road would improve the market attractiveness.
Surrounding Uses	Several residential units to the east of the Site. Greenfield land surrounds , it with a few scattered agricultural buildings.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	
Summary	Site is located in a periphery location, with narrow access via Evenlode Road, employment development on A44 would be

	more preferable, however delivery of new link road would improve commercial attractiveness.	

Ref	M9C, M9C, M9D
Site	Land west of Evenlode Road
Size (Ha)	1.31
	
Locational Factors	
SRN Access	Site access is off Evenlode Road, approx. 600m south of the A44. The A44 provides linkages to Worcester and Oxford.
Local Access	Site access point is off Evenlode Road, on the eastern boundary of the Site. Access is located off a C-road. Consideration is being given to a new link road through the Local Plan process, which would link the site to the A429 and A44.
Public Transport	The closest bus stop to the Site is located on the A44/ London Road, approximately 615m north of the Site. The bus stop is serviced by frequent services towards Chipping Norton. Moreton-in-Marsh train station is approximately 1km from the site, providing

	services to London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Site is located within a Special Landscape Area
Current Policy / Planning Position	None.
Local Demand Factors	Cotswold Business Park to the north of the site sees good demand however site access via Evenlode Road reduces market attractiveness. Delivery of the link road would improve the market attractiveness.
Surrounding Uses	Directly towards the west of the Site is the Highways Depot, greenfield sites to the north and south of the Site and Residential uses towards the west of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is formed of three separate titles – land ownership unknown.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	

Summary	Site is located in a periphery location, with narrow access via Evenlode Road, employment development on A44 would be more preferable, however delivery of new link road would improve commercial attractiveness.	

Ref	M78
Site	Land west of Roman Road / Fosse Way (A429)
Size (Ha)	2.62



Locational Factors	
SRN Access	Site is located off Roman Road/ A429. The A429 provides links towards Cirencester and Royal Leamington Spa, alongside the main linkage to Moreton-in-Marsh.
Local Access	Site access is off Roman Road/ A429, on the eastern boundary of the parcel, sharing the existing access of the Fosseway Garden Centre.
Public Transport	The closest bus stop is 360m north of the Site. The bus stop is serviced by regular services towards Cheltenham and Chipping Norton. Moreton-in-Marsh train station is approximately 1.2km from the site, providing services to London Paddington and Worcester.
Labour Access	

	Good – the site is located on the edge of Moreton-in-Marsh, with access to the town's labour pool.
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape.
Current Policy / Planning Position	None.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster.
Surrounding Uses	The southern and eastern areas of the Site are greenfield sites. Towards the western areas of the Site, there are commercial uses with a car park accompanied.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership – Wavendon Land. Site is promoted for Class E / B2 / B8/ hotel and/or Sui Generis.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.
Overall Assessment	

Summary	Site has good road accessibility with direct access to A429. Provision of small-scale employment units would be suitable at this location.	

Ref	M71A
Site	Land south of the A44
Size (Ha)	10.59



Locational Factors	
SRN Access	Site is located off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access point is off the A44, on the northern boundary of the Site.
Public Transport	The closest bus stop is 260m east of the Site. The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.3km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good – the site is located on the edge of Moreton-in-Marsh, with access to the town's labour pool

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	No physical constraints on Site.
Current Policy / Planning Position	Allowed at appeal (6002934) - residential application (25/01036/OUT) for 195 dwellings, vehicular access from London Road, landscaping etc.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster.
Surrounding Uses	Greenfield land beyond the southern and eastern boundaries of the Site. Commercial and Manufacturing/ Industrial uses adjacent to the Site. Fire Service College is to the north of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership and Bloor Homes have an option agreement / are the applicants.
Infrastructure Requirements	New access of A44 required.
Deliverability And Deliverability Timescales	Given that the site is being actively pursued for residential development, it is unlikely that employment development will be delivered on site.
Overall Assessment	

Summary	The site is unavailable for employment development given recent allowance of appeal for residential scheme.	

Ref	M71B
Site	Land south of the A44
Size (Ha)	12.27
	
Locational Factors	
SRN Access	Site access is off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access is off the A44, on the northern boundary of the Site.
Public Transport	The closest bus stop is adjacent to the northern boundary of the Site. The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	strategic extensions to the north, south and east of the town. By itself the site is disconnected from Moreton-in-Marsh and would sprawl development eastwards. In the event that the residential site to the west is allowed at appeal and built out the site becomes less of disconnected.
Market Demand Factors	
Physical Constraints	No physical constraints on site, except for the strip along the western boundary which is Floodzone 3. Site is within the Special Landscape Area designation.
Current Policy / Planning Position	In 2014 a screening application (14/01782/SCR) was submitted for a proposed solar PV development. No further planning applications have been submitted.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster.
Surrounding Uses	The site is enclosed by greenfield land, with the A44 forming its northern boundary.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership and owned by Turnstone Farming Company Ltd. Bloor have an option agreement on the site.
Infrastructure Requirements	No abnormal infrastructure requirements are identified, although a new access onto the A44 would be required and may necessitate highway works
Deliverability And Deliverability Timescales	No known deliverability issues – site could come forward in short to medium term.

Overall Assessment		
Summary	The site is currently disconnected from Moreton-in-Marsh, however recent permitted residential development on the site to the west improves connectivity. The site would be suitable for employment development, building on the existing cluster at Cotswold Business Village.	

Ref	M89
Site	Land to south of Moreton in Marsh Sewage Treatment Works (STW)
Size (Ha)	3.97



Locational Factors	
SRN Access	Site access is via Cotswold Business Park, located off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access is via Cotswold Business Park via a narrow private access which will require improvements.
Public Transport	The closest bus stop is located 500m from site on the A44. The bus stop is serviced by provides frequent services between Cheltenham and Chipping Norton. The Site is approximately 1.5km from the train station,

	providing services between London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town. By itself the site is disconnected from Moreton-in-Marsh and would sprawl development southwards.
Market Demand Factors	
Physical Constraints	No physical constraints on site.
Current Policy / Planning Position	None
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster. Site access may reduce attractiveness
Surrounding Uses	Site is current use a STW. Cotswold Business Village to the north.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Owned by Thames Water Utilities
Infrastructure Requirements	No abnormal infrastructure requirements are identified, although improved access to site via Cotswold Business Village would be required
Deliverability And Deliverability Timescales	Site in use as STW – engagement with Thames Water indicates the site will be used as expansion for the water treatment works and is therefore unavailable.
Overall Assessment	

Summary	The site is unavailable and due to be used for expansion of the water treatment works. Access to site requires investigation given current narrow access via private land.	

Ref	M72
Site	Land north of the A44, Fire Service College
Size (Ha)	35.17
	
Locational Factors	
SRN Access	Site access is off the A44, providing linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access on Massey Shaw Avenue, leading onto the A44 on the southern boundary of the Site.
Public Transport	The nearest bus stop is adjacent to the southern boundary of the Site. The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good– site is located on western edge of Moreton-in-Marsh

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town..
Market Demand Factors	
Physical Constraints	Priority habitat (deciduous woodland) lies to the east of the site. Tree Preservation Orders (TPOs) are present in several locations across the wider area, with larger concentrations along and beyond the eastern a boundary.
Current Policy / Planning Position	A 7ha parcel in the west of the site is allocated for office employment development in the adopted Local Plan.
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within close proximity of Cotswold Business Park, providing an employment cluster. Existing commercial units to the north of the Site.
Surrounding Uses	The site forms part of the Fire Services College in active use for emergency services training. The site includes an incident ground and a ‘motorway’ used for helicopter and emergency vehicle training which can generates noise Residential uses towards the western areas of the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	The site is owned and promoted by Capita
Infrastructure Requirements	The main infrastructure requirement relates to the creation of a new access onto the A44,

	which would require appropriate highway design and approv	
Deliverability And Deliverability Timescales	See Fire Services College MORE6 site assessment. Medium term - Engagement with Capita reveals no progress has been made on the site since being allocated for office employment use in the currently adopted Local Plan. No planning application has been submitted or is under consideration.	
Overall Assessment		
Summary	The extant Local Plan allocation within the site has not come forward, due to its restriction to B1 use class and the evolution of the office market since the plan was adopted. A broader range of employment uses such as B2/B8 would be more deliverable, evidenced by the success of Cotswold Business Village. As part of a mixed-use development, an employment allocation of 7ha should be retained, and could be relocated within the wider mixed use site.	

Ref	ME6
Site	Land off Fourth Avenue, Fire Service College
Size (Ha)	8.47
	
Locational Factors	
SRN Access	The site is located off Fourth Avenue, leading onto A44. The A44 provides linkages to Worcester and Oxford. The A44 links to Roman Road, which provides the link to Cirencester.
Local Access	Site access is off Fourth Avenue, leading onto the A44 on the southern boundary of the Site.
Public Transport	The closest bus stop is adjacent to the southern boundary of the Site The bus stop is serviced by provides frequent services towards Bourton-on-Water and Chipping Norton. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	Good– site is located in Moreton-in-Marsh
Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with

	strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	South of site contains priority habitat designation – deciduous woodland
Current Policy / Planning Position	None
Local Demand Factors	Site is well-placed in terms of accessibility, with great links via train and regular bus services. Located within proximity of Cotswold Business Park, providing an employment cluster. Existing commercial units to the south of the Site.
Surrounding Uses	Fire Service College and commercial units to the south of the Site. Greenfield land to the east..
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	The site is owned and promoted by Capita
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site is currently in use as part of the Fire Services College which may limit short term delivery.
Overall Assessment	
Summary	Part of the site contains a priority habitat which reduces the site area. The existing employment allocation on the A44 is a more suitable location for employment

	development and should be retained over the allocation of this site.	

Ref	M88A, B, C
Site	Land north of Todenham Road
Size (Ha)	20.51 + 2.92 + 0.93



Locational Factors	
SRN Access	Access to the site is off Todenham Road, leading onto Fosse Way (A429). Fosse Way has linkages to Cirencester.
Local Access	Site access point is off Todenham Road, on the southern boundary of the site. Site is located over 1km from the centre of Moreton-in-Marsh.
Public Transport	The closest bus stop to the site is 1.6km east of the Site. This bus service provides frequent services to Stratford-upon-Avon. The Site is approximately 1.6km from the train station, providing services to London Paddington and Worcester.
Labour Access	The site is located in open countryside, outside the built-up area of Moreton-in-Marsh, on the northern edge of the settlement.

Spatial Strategy Considerations	Moreton-in-Marsh is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update, with strategic extensions to the north, south and east of the town.
Market Demand Factors	
Physical Constraints	Traditional Orchards towards the eastern boundary of the Site. Historical Landmark on Site (Lemington Grange). Site is within the Special Landscape Area.
Current Policy / Planning Position	None.
Local Demand Factors	Located within close proximity of Cotswold Business Park, providing an employment cluster. Site is well-placed in terms of accessibility, with links via train to larger employment hubs.
Surrounding Uses	Commercial unit to the east of the Site, greenfield land surrounding all other areas of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	It is assumed that the parcels are under single ownership or being promoted by a single interest
Infrastructure Requirements	Infrastructure provision, including new access arrangements, internal road infrastructure, utilities reinforcement and community facilities.
Deliverability And Deliverability Timescales	Given the sites historical assets (Lemington Grange) and location outside of Moreton-in-Marsh, employment development would not be deliverable on the site.

Overall Assessment		
Summary	The site is not suitable for employment development given location outside of Moreton-in-Marsh and environmental and physical constraints on site.	

Blockley

Ref	BK11
Site	Land north of Station Road, Blockley
Size (Ha)	1.46
	
Locational Factors	
SRN Access	Site access is off Station Road (B4479), providing linkages to Northcott Business Park and Norwich Business Centre. The B4479 leads onto the A44, providing links to Cirencester.
Local Access	Site access is off Station Road, on the southern boundary of the Site.
Public Transport	The nearest bus stop is approximately 112 m from the site access. This service operates only on Fridays, providing connections to Mickleton and Moreton-in-Marsh.
Labour Access	Blockley has a limited supply of labour, but is within a 10 minute drive time catchment of Moreton-in-Marsh labour pool.

Spatial Strategy Considerations	Blockley is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape
Current Policy / Planning Position	None
Local Demand Factors	Site is located off the B4479, providing links to the A44. Links are within proximity of Draycott Works, Northwick Business Centre and Paxford Brickworks (Northcott Business Park). Further commercial development in this location would see limited commercial demand.
Surrounding Uses	Residential uses to the south of the Site. Sports and Social Club to the north of the Site. Open countryside to the west.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is owned by The Dickinson Trust Ltd.
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Site is unlikely to be delivered for commercial development given lack of demand for further commercial use in the area.
Overall Assessment	
Summary	Further commercial development is not recommended in this location and would see low levels of demand.

Bagendon

Ref	R614
Site	Land north of Welsh Way
Size (Ha)	3.36



Locational Factors	
SRN Access	Site access off Welsh Way, leading onto the A417 and A435. A-road provides links to Cirencester.
Local Access	Site access point is off Welsh Way, on the southern boundary of the Site.
Public Transport	The closest bus stop to the site is approx. 900m to the east . This service provides buses to Winson.
Labour Access	Moderate – site is located in rural location however is within a 10 minute drive time catchment of Cirencester.
Spatial Strategy Considerations	Site is not located within a settlement, rural location.

Market Demand Factors		
Physical Constraints	Site is within the National Landscapes designation.	
Current Policy / Planning Position	None	
Local Demand Factors	Site is within proximity of two A-roads, well connected to the SRN. The linkages to Cirencester provide access to a larger employment hub.	
Surrounding Uses	Site is surrounded by greenfield land	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Built development is on land owned by Burbury Investment Ltd. Vacant land in south is owned by Tegan Properties Ltd.	
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.	
Deliverability And Deliverability Timescales	The existing development at Tall Trees Estate has been successfully built and let. Further development of small scale light industrial units could be delivered and in demand at this location.	
Overall Assessment		
Summary	Site would be suitable for an extension to the existing Tall Trees Estate. Site has strong accessibility to A417, however is located in rural location, outside of a settlement boundary and does not align within the spatial strategy.	

Chipping Campden

Ref	CC66B
Site	Land east of Aston Road,
Size (Ha)	0.54
	
Locational Factors	
SRN Access	Site has poor SRN access – located 14km from A46.
Local Access	Site is located off Aston Road / B4035, providing links into Chipping Campden and to further towns offering employment hubs. Access point is off Aston Road, on the western boundary of the Site.
Public Transport	The closest bus stop is 40m south of the access point. There are frequent services from this stop towards Cheltenham and Stratford-upon-Avon.

Labour Access	Poor – Chipping Campden has a limited labour pool.
Spatial Strategy Considerations	Chipping Campden is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Site is within the National Landscape designation.
Current Policy / Planning Position	None
Local Demand Factors	Within proximity of Campden Business Park, however residential adjacency and small nature of site results in low commercial market demand.
Surrounding Uses	Residential areas to the south of the s ite, alongside greenfields surrounding the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Site would unlikely be delivered for employment development given lack of commercial market demand.
Overall Assessment	
Summary	Site is not suitable for employment development

Ref	CC68
Site	Land east of Aston Road
Size (Ha)	13.02
	
Locational Factors	
SRN Access	Site access off Aston Road/ B4035 (SRN), providing link to the A44 (leads to Cirencester).
Local Access	Site access point is off B4035, on the western boundary of the Site.
Public Transport	The closest bus stop is adjacent to the site, providing frequent services to Chipping Campden, Stratford-upon-Avon and Cheltenham.
Labour Access	Poor – Chipping Campden has a limited labour pool
Spatial Strategy Considerations	Chipping Campden is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Site is within the National Landscape designation.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Accessibility from the site to larger employment hubs such as Cirencester is good due to frequent bus services and links to the SRN. Within proximity of Campden Business Park.
Surrounding Uses	Residential and commercial uses towards the south and west of the Site. Greenfield sites towards the east of the Site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership – owned by Gloucestershire County Council
Infrastructure Requirements	Site would require major infrastructure provision to provide suitable access to the site.
Deliverability And Deliverability Timescales	Site would unlikely be delivered for employment development given lack of commercial market demand.
Overall Assessment	
Summary	Site is not considered suitable for employment development

Willersey

Ref	W4B
Site	Land north of Collin Lane
Size (Ha)	1.82
	
Locational Factors	
SRN Access	Site is located off Collin Lane / B4632 (SRN), providing links to the A44 (link to larger employment hubs such as Cirencester)
Local Access	Site access is off Collin Lane (through Nash Road) on the eastern boundary of the Site, through a residential area
Public Transport	The closest bus stop is located approx. 300m east of the site, providing frequent services to Chipping Campden and Stratford-upon-Avon.
Labour Access	Poor – Willersey has a limited labour pool
Spatial Strategy Considerations	Willersey is a principal settlement in the adopted Local Plan and is proposed to be a

	non-principal settlement in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on Site.
Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is located within proximity of public transport to travel to larger employment hubs. Located close to Willerlsey Industrial Estate, however access through residential area reduces market demand.
Surrounding Uses	Residential uses to the west and south of the site. Greenfield land to the north.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site and access are under separate titles but assumed to be under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development.
Deliverability And Deliverability Timescales	Given access and residential adjacency, it is unlikely that this site will be deliverable for employment development.
Overall Assessment	
Summary	The site is not considered suitable for employment development due to the requirement for access through a residential area, which would give rise to amenity and compatibility concerns.

Mickleton

Ref	MK3, 16, 17, 21, 22, 23
Site	Strategic Northern Extension Mickleton
Size (Ha)	c.40ha



Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Site access is located off Stratford Road / B4632, providing links to Chipping Campden and Willersley.
Public Transport	The closest bus station is on Stratford Road access point. This stop provides services to Moreton in Marsh and Stratford-on-Avon bi-hourly
Labour Access	Poor – Mickleton has a limited labour supply.

Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on Site.
Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Moderate commercial demand, lack of existing clustering however strategic residential development could generate demand for E(g) uses
Surrounding Uses	Residential uses to the south of the site. Agricultural land to the north and west.
Potential Employment Uses	E(g)
Deliverability Factors	
Landownership And Control	Multiple private owners
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Medium to long term – would be supported by wider strategic mixed-use development only, employment could not come forward in isolation.
Overall Assessment	
Summary	Within a wider mixed-use allocation a small quantum (1-2ha) of E(g) use is considered appropriate – studio / co-working space.

Ref	MK2B&C
Site	Land east of Canada Lane
Size (Ha)	2.18 + 3
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Site access is located off Stratford Road / B4632, providing links to Mickleton and other towns such as Chipping Campden and Willersley. Site is accessed via Furrow Way via residential area.
Public Transport	The closest bus station is 40m south of the access point. This stop provides services to Railway station and Noel Arms Hotel.
Labour Access	Poor – Mickleton has a limited labour supply.
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.	
Local Demand Factors	Mickleton is closely located to commercial development at Meon Vale, however this is seen as a secondary location given poor SRN access. New build commercial development would not be commercially viable at this location.	
Surrounding Uses	Residential units to the south, west and east of the Site. Greenfield land to the north..	
Potential Employment Uses	E(g) / B2/ B8	
Deliverability Factors		
Landownership And Control	Site is under single ownership	
Infrastructure Requirements	Major infrastructure requirements to unlock access to the site.	
Deliverability And Deliverability Timescales	Commercial development would not be deliverable given lack of commercial development	
Overall Assessment		
Summary	Employment development is not desirable at this location, inappropriate access through the residential area. New build commercial development would not be commercially viable.	

Ref	MK12A
Site	Land east of Broad Marston Road
Size (Ha)	1.56
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Access is off Broad Marston Road, leading onto Broadway Road / B4632 and Campden Road / B4081. Site access point is off Broad Marston Road, on the western boundary of the Site.
Public Transport	The closest bus stop is approx. 460m east of the Site. This bus stop provides services to Stratford-upon-Avon.
Labour Access	Poor – Mickleton has a limited labour pool
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	No physical constraints on site.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is within proximity of Seyfried (Bird Industrial Estate) an reasonable distance to travel via public transport to larger employment hubs. Existing commercial sites within Mickleton.
Surrounding Uses	Residential uses to the east of the Site, with greenfield land to the west, north and south.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Commercial development is not considered deliverable in this location due to the absence of an established commercial market and limited demand.
Overall Assessment	
Summary	Employment development is not desirable in this location and new build commercial development would not be commercially viable.

Ref	MK19
Site	Land west of Broad Marston Road
Size (Ha)	7.82
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Access to the site would be through the front parcel leading out onto Broad Marston Road. Broad Marston Road leads onto Broadway Road / B4632 and Campden Road / B4081.
Public Transport	The closest bus stop is approx. 460m east of the site. This bus stop provides services to Stratford-upon-Avon.
Labour Access	Poor – Mickleton has a limited labour pool
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Norton Hall Special Landscape Area.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is within proximity of Seyfried (Bird Industrial Estate) an accessible distance to travel via public transport to larger employment hubs. Existing commercial sites within Mickleton.
Surrounding Uses	Residential uses to the east of the site, with greenfield to the west, north and south of the site.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site is under single ownership
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Commercial development would not be deliverable given lack of commercial development
Overall Assessment	
Summary	Employment development is not desirable at this location and new build commercial development would not be commercially viable.

Ref	MK20B
Site	Land north of Broadway Road
Size (Ha)	10.52
	
Locational Factors	
SRN Access	Poor - Site located around 14km from A46
Local Access	Site is located off Broadway Rd / B4632, leading to Campden Road / B4081. B-roads provide links to other towns providing employment hubs.
Public Transport	The closest bus stop is 540m to the east of the Site, providing services to Railway station, Cheltenham, Four Pools and Noel Arms Hotel.
Labour Access	Poor – Mickleton has a limited labour pool
Spatial Strategy Considerations	Mickleton is a principal settlement in the adopted Local Plan and is proposed to continue as such in the Local Plan update.
Market Demand Factors	
Physical Constraints	Cotswold National Landscape and Norton Hall Special Landscape Area.

Current Policy / Planning Position	Site is within the Vale of Evesham heavy goods vehicle control zone, as set out in the Local Plan.
Local Demand Factors	Site is within proximity of Seyfried (Bird Industrial Estate) an accessible distance to travel via public transport to larger employment hubs. Existing commercial sites within Mickleton.
Surrounding Uses	Commercial/ Industrial to the east of the Site, B&B use to the west and residential to the south.
Potential Employment Uses	E(g) / B2/ B8
Deliverability Factors	
Landownership And Control	Site ownership is split across three titles
Infrastructure Requirements	No abnormal infrastructure constraints are identified at this stage; however, standard on-site and off-site infrastructure will be required to support development
Deliverability And Deliverability Timescales	Commercial development would not be deliverable given lack of commercial development
Overall Assessment	
Summary	Employment development is not desirable at this location and new build commercial development would not be commercially viable.

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Draft document for Council governance process July and August 2026

Cotswold District Employment Land Monitoring Statistics Report

For the monitoring period 1 April 2020 to 31 March 2025

COTSWOLD
District Council

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1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of employment land and floorspace. Usually, a site-by-site survey is undertaken each year to determine which permissions are being implemented, which have been completed and any that have expired. However, due to time and capacity constraints, this work has been delayed in recent years.

1.2 The monitoring period covered in this report therefore runs from 1 April 2020 to 31 March 2025 (hereafter referred to as 2020/25). This document reports on net changes to different types of employment land and floorspace in 2020/25. Account is taken of any loss of employment land or floorspace occurring as a result of demolition or conversion. Some sites may show a loss where a building has been demolished or is in the process of having a change of use. These sites may also appear in the commitments section as the replacement building or use has either not started or is under construction.

1.3 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the data set out?

1.4 This report is divided into five sections. Following this Introduction (Section 1), Section 2 provides a summary of employment development in Cotswold District. Sections 3, 4 and 5 provide schedules of completions, commitments and lapsed planning permissions respectively.

1.5 The figures are summarised into different types of employment land use class that were present in April 2025. Further details of the use classes can be seen on the Planning Portal website, and a summary is provided below:

- E(g) – Commercial, Business and Service (formerly B1)[1]
  - E(g)(i) – Offices
  - E(g)(ii) – Research and Development of Products or Processes
  - E(g)(iii) – Industrial processes
- B2 – General Industrial
- B8 – Storage or Distribution

1.6 The site areas and floorspace measurements used in this report are taken from planning application forms and the Council's own measurements of site areas.

[1] Class E(g) includes activities previously covered under the revoked Class B1(a, b, c) and now forms part of the broader Class E – Commercial, Business and Service category established in the 2020 Use Classes amendments.

Where measurements are not provided, they are calculated using information submitted to support planning applications.

1.7 There are cases where there is more than one type of use proposed to be gained or lost and where the floorspace or site area is not defined by the respective planning land use classes. In such cases, the Council has used the supporting information provided with the planning application to calculate the proposed floorspace or site area. For instance, where a development creates or loses more than one type of use, the site area has been calculated proportionately using the proposed floorspace loss or gain as a guide. In cases where it is not possible to ascertain a breakdown of how much floorspace or land is being lost or created, the overall floorspace / site area has been reported or it has only been shown that a planning application exists, but the site area or floorspace measurements are not reported at all.

1.8 Consideration has also been given to whether developments are on existing economic development land or whether new economic development land is being created. In the circumstance where a scheme intensifies the use of existing site, only the part of that site that receives new development has been reported as new economic development land and not the entire site.

Why monitor employment land statistics?

1.9 The Cotswold District Local Plan (2011-31) (the adopted Local Plan) implements economic objectives through several policies, which include providing land allocated for economic development (policies S1-S19) and protecting Established Employment Sites (policy EC2). Through this, the adopted Local Plan provides the spatial framework to support the implementation of the Council's corporate priorities and the strategic economic ambitions for Gloucestershire.

1.10 Monitoring also helps to identify patterns of change and tests whether policies are working or whether they will need to be revised in the next Local Plan review. Furthermore, providing up to date information helps to make more informed decisions when determining planning applications, such as the current position on the need for a particular type of development.

2. Summary of employment development in Cotswold District 2020/25

2.1 Table 1 provides a summary of completed employment developments in the District in 2020/25.

2.2 Despite a gain of 6.53 hectares (ha) of E(g) employment land, this only results in 57 square meter gain (m^2) of E(g) floorspace. The reason for this is that the employment land lost was used more intensively with 6.66 ha of land lost holding almost the same amount of floorspace in square meters as the 13.20 ha of land gained.

Table 1 – Completions in 2020/25

Use Class	Gain (ha)	Gain (m^2)	Loss (ha)	Loss (m^2)	Net change (ha)	Net change (m^2)
E(g) – Offices / R&D / Industrial Processes	13.20	14,237	6.66	14,180	6.53	57
B2 – General industrial	6.59	8,667	5.39	7,880	1.20	787
B8 – Storage or distribution	18.07	30,342	9.21	7,433	8.86	22,909

2.3 Table 2 summarises employment developments in the District at 1 April 2025 that had planning permission and were either not started or were under construction.

Table 2 – Commitments at 1 April 2025

Use Class	Gain (ha)	Gain (m^2)	Loss (ha)	Loss (m^2)	Net change (ha)	Net change (m^2)
E(g) – Offices / R&D / Industrial Processes	19.54	59,945	0.92	1,583	18.62	58,362
B2 – General industrial	9.30	21,080	1.93	3,870	7.37	17,210
B8 – Storage or distribution	11.24	22,375	1.52	2,882	9.72	19,493

2.4 Table 3 analyses whether the District's 24.4ha B class employment land requirement[2] is on course to being delivered by 2031, which is the end of the adopted Local Plan period. The table shows that the combined total for completions for the period 2016/25, commitments at 1 April 2025 and adopted Local Plan employment land allocations are expected to deliver the full 24.4ha employment land requirement. With the changes to the Use Classes system the Council now includes the new E(g) class instead of B1.

[2] Provided in adopted Local Plan policy DS1 for the period 1 April 2016 to 31 March 2031

2.5 More than three times the amount of employment land is expected to be delivered by the end of the adopted Local Plan period (73.24 ha) compared to the identified need (24.4 ha).

2.6 A substantial part of this gain comes from B8 employment land with almost double the required amount already delivered and triple the amount forecast when including commitments. While B8 plays a valuable role in supporting logistics and supply chains, the scale of growth has implications for employment land availability for higher-value E(g) and B2 uses, and future economic balance. B8 typically generates lower employment and occupies larger sites, the strong growth in this sector may influence the District's ability to accommodate future office, R&D, and industrial demand.

Table 3 – Gain / loss of B and E(g) class employment land

Type	Net land gained / lost (ha) (2016-2025)	Net committed land (ha) at 1 April 2025	Net remaining allocated land (ha) at 1 April 2025	Total	Requirement (ha)	Shortfall?
E(g)	8.86	18.62	8.25	35.73	16.60	No
B2	3.05	7.37	0	10.42	-2.10	No
B8	17.37	9.72	0	27.09	9.90	No
Total	**29.28**	**35.71**	**8.25**	**73.24**	**24.40**	No

2.7 The adopted Local Plan also includes a forecasted gain of 64,626m2 B1 Office floorspace[3]. However, with the changes to the Use Classes system, developers are now able to gain permission for E(g) Use Class without needing the specify which of the 3 subdivision (such as E(g)(i) – Offices) they are planning to implement. The forecasted gain is therefore now compared to the overall figures for the new E(g) class.

Table 4 – Gain / loss of E(g) Floorspace

Type	Floorspace forecast (m^2) (2016-2031)	Annualised floorspace forecast (m^2)	Net floorspace gained / lost (m^2)	Net committed floorspace (m^2) at 1 April 2025	Cumulative E(g) floorspace built or committed (m^2) at 1 April 2025
E(g)	64,626	4,308	7,453	58,362	65,815

[3] Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

2.8 Table 5 monitors the adopted Local Plan employment land allocations. Four of the allocations have gained planning permission since the adoption of the Local Plan in August 2018.

Table 5 – Employment Land Allocations at 1 April 2025

Parish	Site Name	Size (ha)	Type	Permission
Allocations with Permissions				
Cirencester	Land to the south of Chesterton	9.10	B1/B2/B8	16/00054/OUT
Bourton-on-the-Water	Land north of Bourton Industrial Estate / Business Park	3.38	B1/B2/B8	15/03318/OUT
Chipping Campden	Battle Brook / Extension to Campden Business Park	0.67	B1/B2/B8	21/03116/OUT
Willersey	Land north of B4632 and east of employment estate	1.97	B1/B2/B8	22/03534/FUL
Allocations Without Permissions				
Lechlade	Land north of Butler's Court	1.25	B1	–
Moreton-in-Marsh	Fire Service College B	7.00	B1	–

3. Completions in 2020/25

3.1 Table 6 lists the economic developments completed in Cotswold District in 2020/25 by individual sites.

Table 6 – Net completions by individual sites in 2020/2025

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
3638.1	Adlestrop	16/04455/FUL	Sub-Unit 2, 19 Love Lane Industrial Estate, Love Lane, GL7 1YP	Formation of second and third floors new roof and works to existing two storey industrial building	B2	0.058	0.058	416	-	-	-	-
5090.8	Adlestrop	18/04961/FUL	Daylesford Organic Farm Shop, GL56 0YG	Change of use from office (Class B1(a)) and storage (Class B8) with ancillary staff and laundry facilities to spa/well-being centre (Class D2); erection of a single storey extension and external alterations	-	-	-	-	E(g)(i) B8	0.08	0.03 0.05	308 537
5090.11	Adlestrop	19/03593/FUL	New Farm, Daylesford, GL56 0YG	Change of use from workshop warehouse and distribution (Class B1/B8) to a gym and clubhouse with ancillary facilities (Class D2) including associated external works	-	-	-	-	E(g)(ii) B8	0.2	0.11 0.09	402 300
5090.12	Adlestrop	19/04613/FUL	Daylesford Organic Farm Shop, GL56 0YG	Demolition and removal of existing storage buildings and plant equipment and erection of new building to form a gym and clubhouse (Class D2) with ancillary facilities including outdoor pool and associated external works	-	-	-	-	B8	0.04	0.04	395

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/01011	Adlestrop	21/01011/FUL	New Farm, Daylesford, GL56 0YG	Partial conversion and extension of workshop warehouse and distribution building to form retail area for garden and associated products and associated external works (part retrospective)	-	-	-	-	B8	0.26	0.26	396
2521.2	Andoversford	19/02509/FUL	Eagle Europe Ltd, Hermes House, Andoversford Link, Andoversford Industrial Estate, GL54 4LB	Conversion of existing single storey workshop to office space addition of mezzanine floor and alterations to fenestrations	E(g)(i)	0.05	0.05	86	-	-	-	-
1175.2	Andoversford	18/02372/FUL	Bay 7, Unit 1, Andoversford Industrial Estate, GL54 4LB	Proposed development of 3 new industrial units on a vacant part of the existing industrial estate	B2 B8	1.15	0.58 0.58	641 641	-	-	-	-
22/01944	Andoversford	24/00657/FUL	Unit 3, Andoversford Industrial Estate, GL54 4LB	Creation of self-storage centre comprising the siting and conversion of a cluster of shipping containers and associated parking and Change of Use of the existing building for mixed general industrial (Use Class B2); and storage and distribution purposes (Use Class B8)	B8	0.36	0.36	459	B2 E(g)(i)	0.36	0.31 0.04	349 49
7589	Avening	19/00276/FUL	Block G, Longfords Mill	External alterations and conversion of Block G to 8 residential flats (4x1 2x2 & 2x3 beds) with associated parking landscaping and other works	-	-	-	-	B2	0.16	0.16	978
21/01510	Bagendon	21/01510/FUL	Springfield Farm Units, Perrotts Brook, GL7 7DT	Re-Cladding of existing business units construction of additional business unit and new signage to site entrance	E(g)(iii)	0.4	0.4	136	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
3296	Batsford	19/02435/FUL	Batsford Estate Office, Batsford Park, GL56 9QF	Conversion of storage buildings to (B1) offices, erection of a single storey rear extension and new office building (B1) and associated landscaping (Amendments to design of scheme and siting of unit 1 approved under permission 17/02351/FUL)	E(g)(i)	0.25	0.25	285	B8	0.25	0.25	155
23/01864	Batsford	23/01864/FUL	Land Known As Sandpit Bridge, Stratford Road, Moreton-In-Marsh	Erection of commercial unit (Use Classes B8 and E(g)(iii)) and associated works (Resubmission)	B8 E(g)(iii)	0.35	0.26 0.09	450 150	-	-	-	-
7852	Beverstone	17/04110/FUL	Barn at Manor Farm, Chavenage, GL8 8XW	Re-use of an agricultural building to form a flexible event space falling under Use Classes D1 (Non-Residential institutions) D2 (Assembly and Leisure) and B1 (Business)	E(g)	0.1	0.1	91	-	-	-	-
21/03579	Beverstone	21/03579/FUL	5A Babdown Airfield, Babdown, GL8 8YL	Erection of B8 storage and distribution building	B8	2.37	2.37	3042	-	-	-	-
21/03308	Beverstone	23/01676/FUL	Unit 7, Babdown Airfield, Babdown, GL8 8YL	Erection of extension to existing factory	B2	0.9	0.9	1080	-	-	-	-
20/03209	Bibury	20/03209/FUL	Barnsley Hill Farm, GL7 5LY	Conversion of part of agricultural building to business use erection of an extension to provide home office and cladding existing building with oak	E(g)	0.05	0.05	90	-	-	-	-
0458.6	Blockley	18/03603/FUL	Unit 1, Northcot Business Park, Station Road, GL56 9LH	Erection of steel-framed building with galvanised steel cladding and facing brickwork base constructed on existing concrete slab	B8	0.05	0.05	465	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
4099.2	Blockley	19/04496/FUL	Land adjacent to Units 107 and 113, Northwick Business Centre, Northwick Park	Erection of three American Steel Span (Quonset) buildings to be used for B-Class purposes and ancillary uses for letting to business tenants	E(g)	0.03	0.03	215	-	-	-	-
24/01256	Blockley	24/01256/FUL	Unit 94, Northwick Business Centre, Northwick Park, GL56 9RF	Erection of replacement factory unit following fire	B2	0.05	0.05	256	B2	0.05	0.05	256
20/02982	Bourton-on-the-Hill	20/02982/FUL	Troopers Lodge Garage, GL56 9TE	Change of use to vehicle storage yard in association with garage workshop and retention of vehicle storage bay shed for high sided vehicles	B8	0.29	0.29	69	-	-	-	-
24/02290	Bourton-on-the-Hill	24/02290/FUL	Batsford Arboretum, Batsford Park, Batsford, GL56 9AT	Erection of larger replacement maintenance building with roof mounted solar array	B8	0.14	0.14	281	B8	0.14	0.14	141
21/01009	Bourton-on-the-Water	21/01009/FUL	Land And Building East Of Sycamore Barn, Bourton Industrial Park	Change of use from B1 use to B2 use for the continued use of the premises for mechanical repairs and servicing of light vehicles to facilitate the use of Unit 2 as a driver vehicle standards authority (DVSA) approved MOT Testing Station (part retrospective)	B2	0.15	0.15	400	E(g)(iii)	0.15	0.15	400
21/01465	Bourton-on-the-Water	21/01465/FUL	3A Willow Court, Bourton Industrial Park, GL54 2HQ	Proposed change of use of part of existing MOT testing centre to bakery serving takeaway drinks and food	-	-	-	-	B2	0.01	0.01	15
22/00867	Bourton-on-the-Water	22/00867/FUL	Unit T1, Bourton Industrial Park, GL54 2HQ	Erection of a 3 bay warehouse extension	B8	0.13	0.13	324	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
3475	Brimpsfield	19/01931/FUL	The Muzzards, Climperwell Road, GL4 8LB	Change of use of woodstore to commercial food production (B1(c))	E(g)(iii)	0.01	0.01	19	-	-	-	-
23/00294	Brimpsfield	23/00294/FUL	The Old Haulage Yard, Cirencester Road, Birdlip, GL4 8JL	Change of use from microbrewery use only to Jays Timber Limited for use as a Timber and Fencing Yard (Use Class B2) (retrospective)	B2	0.21	0.21	215	B2	0.21	0.21	215
8151	Chedworth	19/02172/FUL	Manor Farm, GL54 4AA	Demolition of cow cubicles and erection of a new building for cheese manufacturing	E(g)(iii)	0.25	0.25	405	-	-	-	-
23/01442	Chedworth	23/01442/FUL	The Old Parlour, GL54 4BU	Demolition of cow cubicles and erection of a new building for cheese production	B2	0.32	0.32	264	-	-	-	-
24/03287	Chipping Campden	24/03287/FUL	Unit 3, 1st And 2nd Floor, Grafton Mews, High Street, GL55 6AT	Retrospective change of use from use class E to Hair and Beauty Therapy (sui generis)	-	-	-	-	E(g)(i)	0.01	0.01	107
2650	Cirencester	15/04983/FUL	Batten & Allen, Bridge Road, GL7 1NQ	Extension to warehouse	B8	0.64	0.64	129	-	-	-	-
4709.1	Cirencester	17/05180/FUL	32-36 Elliott Road	Erection of an accident repair facility to repair and repaint cars and light vans include parking drainage and a vehicle wash	B2	0.47	0.47	955	-	-	-	-
3340	Cirencester	17/04759/FUL	Ewe Pens Farm, Cirencester, Park, GL7 6LX	Change of use and conversion and alteration of agricultural stone barn to B1 office use. Formation of parking bays to front of barn structure	E(g)(i)	1.01	1.01	650	-	-	-	-
5610.2	Cirencester	18/04552/FUL	1 The Old Kennels, Cirencester Park, GL7 1UR	Change of use to extend existing microbrewery with ancillary on and off sales	E(g)(ii)	0.01	0.01	3	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
9999	Cirencester	19/01334/FUL	Unit A, Meadow Road, GL7 1YA	Change of use from B1 (Office) to D1 (Nursery)	-	-	-	-	E(g)(i)	0.26	0.26	340
0190.2	Cirencester	19/00408/FUL	Gloucester House, 60 Dyer Street	Conversion of first floor office into two dwellings	-	-	-	-	E(g)(i)	0.04	0.04	112
0190.3	Cirencester	19/01389/FUL	Gloucester House, 60 Dyer Street	Removal of stud wall and conversion into two studio flats with new stud walls in part of ground floor rear office area	-	-	-	-	E(g)(i)	0.02	0.02	73
6533	Cirencester	19/00846/FUL	No 2 College Farm Buildings, Tetbury Road, GL7 6PY	Convert existing redundant agricultural buildings into self storage units (Use Class B8)	B8	0.11	0.11	41	-	-	-	-
23/02792	Cirencester	23/02792/FUL	Carpenters Building, Carpenters Lane	Conversion of offices (use class B1) to 3no. apartments to be used as holiday lets	-	-	-	-	E(g)(i)	0.04	0.04	364
20/04503	Cirencester	20/04503/FUL	31 Dyer Street, GL7 2PP	Change of use from B1 office to C3 residential unit and erection of a single storey rear extension	-	-	-	-	E(g)(i)	0.03	0.03	134
21/01879	Cirencester	21/01879/FUL	Unit 3, Quarry Bridge Works, 80 Chesterton Lane, GL7 1YD	Partial change of use from Class B2 to Class 1 & 2 Single Bay MOT testing centre (Sui Generis) and associated development - Retrospective	B2	0.12	0.12	101	B2	0.12	0.12	15
21/03714	Cirencester	21/03714/FUL	Williams & Ford (1985), 44 Querns Lane, GL7 1RH	Demolition of 44 Querns Lane change of use to garage forecourt and associated works	B2	0.06	0.06	124	E(g)(i)	0.06	0.06	62
21/04008	Cirencester	21/04008/FUL	3 Cripps Road, GL7 1HN	Change of use of first floor from offices to living accommodation (partially retrospective)	-	-	-	-	E(g)(i)	0.01	0.01	36

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/01509	Cirencester	21/01509/FUL	The Coach House, Gloucester House, 60 Dyer Street, GL7 2PT	Conversion of office space into 4 flats	-	-	-	-	E(g)(i)	0.02	0.02	318
21/04812	Cirencester	21/04812/FUL	First And Second Floor, 8 - 10 Castle Street	Conversion of first and second floors from Use Class E to Use Class C3 to form 3 residential units	-	-	-	-	E(g)	0.02	0.02	311
22/03866	Cirencester	22/03866/FUL	T R W Automotive, Phoenix Way, GL7 1QG	Proposed change of use of existing commercial building to flexible Class E and B8 (Storage) Use	B8	0.95	0.95	1436	E(g)(ii)	0.95	0.95	1436
23/00554	Cirencester	23/00554/FUL	39 Victoria Road, GL7 1ES	Demolition of workshop erection of 2.5 storey side extension and associated change of use of land from use class E to C3	-	-	-	-	E(g)(iii)	0.13	0.13	105
23/01553	Cirencester	23/01553/FUL	Units 8 – 9, Querns Business Centre, Whitworth Road, GL7 1RT	Change of use to Class E to facilitate use as a fitness centre	-	-	-	-	E(g)(i)	0.04	0.04	327
22/02580	Cirencester	22/02580/FUL	Cowley House, 12 Black Jack Street, GL7 2AA	Conversion of first and second floors to 3 no. one bedroom flats	-	-	-	-	E(g)(i)	0.01	0.01	117
21/04204	Cirencester	21/04204/FUL	Barton Hall, 29 Gloucester Street, GL7 2DJ	Change of use and conversion from B1 office to residential dwelling with guest annex garden and off-street parking	-	-	-	-	E(g)(i)	0.06	0.06	110
21/01231	Cirencester	21/01231/FUL	11 Love Lane, GL7 1YG	Demolition of existing building and erection of two buildings for office and storage use	B8 E(g)(i)	0.17	0.04 0.13	210 674	E(g)(i)	0.17	0.17	36

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/01576	Cirencester	20/01576/FUL	74 Dyer Street, GL7 2PW	Change of use of former office (Use Class E(g)(i)) to 3 No. flats (Use Class C3) and 1 No. retail unit (Use Class A1) and associated external alterations including the installation of a rear dormer window and alterations to fenestration	-	-	-	-	E(g)(i)	0.02	0.02	343
20/00737	Cirencester	20/00737/FUL	6 West Market Place, GL7 2NH	Change of use from retail (A1) to non-residential institution (D1) to operate as a parish centre	E(g)(i)	0.01	0.01	28	-	-	-	-
20/03801	Cirencester	20/03801/FUL	Ingleside House, 5 Beeches Road, GL7 1BN	Change of use from offices to hotel with event spaces (sui generis) installation of a flue and erection of single storey extension to form plant	-	-	-	-	E(g)(i)	0.21	0.21	694
20/04160	Cirencester	20/04160/FUL	Chesterton Manor, 2 Watermoor Road, GL7 1JW	Change of use from Class E to Class F1 (Language School)	-	-	-	-	E(g)(i)	0.12	0.12	259
21/04136	Coates	21/04136/CLEUD	Hailey Wood Sawmill Ltd, Tewksbury Road, GL7 6LA	Application under section 191 to establish the use of land and buildings as a sawmill including the cutting planing and treatment of timber internal and external storage of timber manufacture of timber products and use of buildings 1 & 1A as ancillary offices	E(g)(i) B2 B8	1.64	0.21 0.94 0.5	136 611 324	-	-	-	-
6991	Coberley	18/01615/FUL	Ullenwood Court, Ullenwood	Residential re-development consisting of 26 residential (C3) units and associated works	-	-	-	-	E(g) B2 B8	6.46	2.77 0.5 3.19	3609 650 4144
7095.1	Coberley	17/04768/FUL	Ian Coley Shooting School, GL54 4AX	Extensions to and remodelling of club house	E(g)(i)	0.73	0.73	221	-	-	-	-

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21/03347	Coberley	21/03347/FUL	Ian Coley Shooting School, GL54 4AX	Erection of an ancillary storage building	B8	0.01	0.01	90	-	-	-	-
21/00489	Coberley	21/00489/CLEUD	Close Barns 2, GL53 9QY	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for use of building for storage Class B8 Use	B8	0.01	0.01	100	-	-	-	-
21/04478	Coberley	21/04478/FUL	Hartley Farm, Hartley Lane, Leckhampton Hill, GL53 9QN	Retrospective change of use of building from agricultural to commercial use as a micro brewery	B2	0.03	0.03	205	-	-	-	-
22/04357	Coberley	22/04357/FUL	Land Parcel At Crickley Hill, Country Park, Crickley Hill, Birdlip	Installation of 2 no. shipping containers for storage	B8	0.06	0.06	30	-	-	-	-
24/01544	Coberley	24/01544/FUL	National Star College, Ullenwood Manor Road, Ullenwood GL53 9QU	Erection of storage building for machinery used for campus maintenance	B8	0.27	0.27	175	-	-	-	-
7770.2	Colesbourne	19/00783/FUL	The Old Post Office, GL53 9NP	Change of use from B1 (Business) to C3 (Residential)	-	-	-	-	E(g)(i)	0.04	0.04	320
5593.4	Coln St Dennis	19/03345/FUL	The Former Coln Valley Smokery Building, Far Peak, GL54 3JL	Alterations to appearance of building and change of use from Class B2 Use to flexible Classes B1 D1 and D2 Uses (part retrospective)	E(g)(i)	0.11	0.11	252	B2	0.11	0.11	616
20/01030	Coln St Dennis	20/01030/FUL	Upper Farm Buildings, Coln Rogers	Change of use of former agricultural buildings to Class B1 and/or B8 Use and erection of an ancillary building for use as a rest room	B8 E(g)(iii)	0.21	0.1 0.1	293 294	-	-	-	-
20/03368	Coln St Dennis	20/03368/FUL			B8	0.13	0.06	110	-	-	-	-

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			Upper Farm Buildings, Along Lane To Fosse Cross, Coln Rogers	Conversion of agricultural building to flexible light industrial and/or storage use Class E and/or Class B8	E(g)(iii)		0.06	110				
7036.1	Cowley	19/02893/FUL	Former Kellands Agricultural Ltd Site, Brimpsfield, Birdlip, GL4 8JH	Construction of five dwellings	-	-	-	-	E(g)(iii)	0.49	0.49	1230
22/01098	Driffield	22/01098/FUL	Cotswold Agricultural Centre, GL7 5QA	Erection of a commercial building to house workshops and materials with associated yard space for materials and equipment	B8	0.17	0.17	416	-	-	-	-
23/02634	Driffield	23/02634/FUL	Fosse Farm, GL7 5QA	Change of use of agricultural yard space to B8 Storage and Distribution for open storage.	B8	0.51	0.51	2600	-	-	-	-
20/02740	Duntisbourne Abbotts	20/02740/FUL	Centurion Garage, Duntisbourne Abbots, GL7 7JR	Replacement of car repairs bay with extended cafe creation of separate access to cottages provision of additional parking spaces and other external alterations/landscaping	-	-	-	-	E(g)(iii)	0.008	0.008	83
3485	Eastleach	18/00035/FUL	5 Macaroni Wood, Noah`s Ark Children`s Venture, GL7 3NF	Change of use of three WW2 RAF accommodation blocks to visitor accommodation storage activity space and employee accommodation associated with Noah`s Ark Children`s Venture charity	-	-	-	-	B8	0.34	0.34	466

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22/02414	Eastleach	22/02414/OPANOT	Beerfurlong Farm	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2 Part 3 Class R for change of use of an agricultural building to a flexible commercial use (Use Class B8)	B8	0.13	0.13	500	-	-	-	-
20/01640	Ebrington	20/01640/CLEUD	Home Farm, GL55 6NL	Certificate of Lawful Existing Use for use of part of a barn for the storage of aircraft At Home Farm Ebrington Chipping Campden Gloucestershire GL55 6NL	B8	0.09	0.09	120	-	-	-	-
21/04442	Elkstone	21/04442/OPANOT	Elkstone Studios, GL53 9PQ	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for change of use of an agricultural building to a flexible commercial use (amended scheme to application 21/03555/OPANOT)	E(g)	0.05	0.05	290	-	-	-	-
20/04444	Elkstone	21/00803/FUL	Coombe End Farm, Beechpike. GL53 9PQ	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2 Part 3 Class R for change of use of an agricultural building (Barn D) to a flexible commercial use	B8	0.04	0.04	210	-	-	-	-

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23/02237	Evenlode	23/02237/FUL	Home Farm Buildings, North Of Evenlode	Demolition of 1 no. Dutch barn conversion of 2 no. agricultural barns to office use with ancillary community use 1 no. ancillary building 2 no. shepherds huts to provide overnight staff accommodation	E(g)(i)	0.09	0.09	873	-	-	-	-
1399.1	Fairford	17/00803/FUL	Land east of Quest House, London Road	Erection of storage unit with ancillary office	E(g)(i) B8	0.42	0.09 0.31	71 213	B8	0.42	0.42	136
0349.3	Fairford	17/04674/FUL	The Old Clubhouse, Fairford Water Ski Club, Whelford Road, GL7 4DT	Change of use from Class A1 (Retail) to Mixed Use (Class A1 A3 E(g)(iii) and D2) together with associated internal alterations	E(g)(iii)	0.19	0.19	50	-	-	-	-
22/03830	Fairford	22/03830/FUL	Colston House, Market Place, GL7 4AB	Change of use from commercial (Class E) to residential (Class C3) to create 1No. dwelling	-	-	-	-	E(g)(i)	0.01	0.01	27
23/03323	Fairford	23/03323/FUL	Lady Lamb Farm, Meysey Hampton, GL7 5LH	Erection and extension of a class (B2) light industrial building and use as furniture manufacturers (Partially Retrospective)	B2	0.7	0.7	475	-	-	-	-
23/00568	Fairford	23/00568/FUL	Land Parcel At E417506 N200533, Whelford Industrial Yard, Whelford Road	Regularise use of land for B8 (Storage and distribution) purposes (part retrospective)	B8 E(g)(i)	1.68	1.67 0.01	2900 20	-	-	-	-
20/01783	Fairford	23/01200/FUL	Garners Field, London Road, GL7 4DS	Erection of a new storage unit (Use Class B8)	B8	0.03	0.03	89	-	-	-	-
20/02757	Fairford	20/02757/FUL	Fairford Football Club, Cinder Lane, GL7 4AX	Siting of steel storage container	B8	0.02	0.02	22	-	-	-	-

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20/00944	Kemble	20/00944/FUL	Purlieus Farm, Ewen, GL7 6BY	Rebuilding and change of use of Dutch barn to form office and show room (B1)	E(g)(i)	0.01	0.01	70	-	-	-	-
21/00030	Kempsford	21/00030/FUL	The Stables, Totterdown Lane, Fairford, GL7 4DG	Retrospective change of use to commercial workshop (Class B2) and storage (Class B8)	B2	1.57	0.79	421	-	-	-	-
					B8		0.79	421				
9290	Lechlade	18/04469/FUL	Magnet House, High Street, GL7 3AE	Change of use from single dwelling into ground floor office (Use Class B1) and first floor flat	E(g)(i)	0.02	0.02	45	-	-	-	-
4188	Lechlade	19/01450/FUL	Little Lemhill Farm, Hambidge Lane, GL7 3EB	Conversion of existing 19th Century barn into a recording studio and reception area	E(g)(i)	0.02	0.02	210	-	-	-	-
20/01927	Lechlade	20/01927/FUL	Colleys Supper Rooms, High Street, GL7 3AE	Change of use of existing mixed use premises from a restaurant with ancillary office and staff facilities and 3 bedroomed flat to a new mixed use premises comprising 1 commercial unit within Use Classes A1 A2 or B1 1 house and 2 flats	E(g)(i)	0.08	0.08	83	-	-	-	-
21/00737	Lechlade	21/00737/FUL	Lechlade Marina, Fairford Road, Downington, GL7 3DL	Change of use from a retail chandlery shop to a self-storage unit to include fenestration alterations bin store and car parking	B8	0.09	0.09	68	-	-	-	-
24/02580	Lechlade	24/02580/FUL	Flat, Magnet House, High Street, GL7 3AE	Change of use from residential to office	E(g)(i)	0.01	0.01	45	-	-	-	-
6888.2	Long Newton	19/02816/FUL	Boldridge Brake, Crudwell Lane, GL8 8RT	Erection of lean-to extension to existing processing/bagging shed	B2	0.03	0.03	200	-	-	-	-
23/00572	Long Newton	23/00572/FUL	Church Farm, Crudwell Lane, GL8 8RS	Change of use from Use Class B8 (car storage) to Use Class E (g) (iii)	E(g)(iii)	0.07	0.07	219	B8	0.07	0.07	219

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21/03638	Longborough	21/03638/FUL	Sterling House, Moreton Road, GL56 0QJ	Erection of a single storey warehouse extension	B8	0.33	0.33	270	-	-	-	-
0472	Meysey Hampton	18/00136/OPANOT	The Old Parlour, Jenners Farm, High Street	Change of use of agricultural building to a flexible commercial use falling within Use Class B1	E(g)	0.05	0.05	480	-	-	-	-
0472.1	Meysey Hampton	19/00104/FUL	Jenners Farm, High Street, GL7 5LD	Change of use of farm buildings to storage units (Class B8 Use) with alterations to provide doors to facilitate use	B8	0.3	0.3	688	-	-	-	-
0472.2	Meysey Hampton	18/04440/FUL	Jenners Farm, High Street, GL7 5LD	Conversation of farm buildings to B1 light industrial use B8 storage use and/or the storage and maintenance of motor vehicles	E(g)(iii) B8	0.05	0.01 0.01	108 107	-	-	-	-
21/02583	Meysey Hampton	21/02583/FUL	Jenners Farm, High Street, GL7 5JT	Conversion of agricultural buildings into flexible storage and/or light industrial use [Use Classes B8 and/or E(g)] including external alterations.	B8 E(g)	0.85	0.43 0.42	582 581	-	-	-	-
20/01883	Meysey Hampton	24/03180/FUL	Agricultural Supply, Welsh Way, Poulton, GL7 5SZ	Demolition of west section of building and alterations to make good and use of existing buildings for the storage of equipment machinery and vehicles (Use Class B8)	B8	1.61	1.61	1144	B2	1.61	1.61	1713
2387	Moreton-in-Marsh	16/05314/FUL	The Old Candle, Shop adjacent to 11 Corders Lane, GL56 0BU	Conversion and alteration of existing building to form single dwelling demolition of existing garage and erection of car port/lean-to structure	-	-	-	-	B2	0.1	0.1	75
5410.9	Moreton-in-Marsh	17/04912/FUL	The Fire Service College, London Road, GL56 0RH	Erection of a temporary modular single storey building and creation of an emergency refuge area	E(g)(ii)	0.03	0.03	188	-	-	-	-

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9189.1	Moreton-in-Marsh	18/00869/FUL	Building attached to the Wellington Aviation Museum, Bourton Road, GL56 0BG	Change of use from workshop/store to dwelling	-	-	-	-	B8	0.01	0.01	52
1658	Moreton-in-Marsh	19/00133/FUL	Sparrow Leicester Ltd Instrument Works, rear of Roseville, Oxford Street, GL56 0LA	Conversion and alterations to dwelling	-	-	-	-	E(g)(iii)	0.03	0.03	131
21/02710	Moreton-in-Marsh	21/02710/FUL	Fosseway Garden Centre, Stow Road, GL56 0DS	Erection of a storage building for use in connection with garden centre	B8	0.25	0.25	2544	-	-	-	-
24/03462	Moreton-in-Marsh	24/03462/CLOPUD	The Old Town Workshop, St Georges Close, Old Town, GL56 0LP	Certificate of Lawful Proposed Used Use or Development under section 192 of the Town and Country Planning Act 1990 for use as a commercial bakery (Use Class E(g))	-	-	-	-	E(g)(iii)	0.03	0.03	12
20/03123	Moreton-in-Marsh	20/03123/FUL	H P S Direct, Former Units E-H, Cotswold Business Village, London Road, GL56 0PS	Two storey office extension (part retrospective)	E(g)(i)	0.21	0.21	242	-	-	-	-
7063	Naunton	17/04358/FUL	Brockhill Quarry, GL54 3BA	Change of use of land to equestrian use construction of stables a replacement building for an indoor manege and a 3 year temporary use of land for the stationing of a temporary structure to provide residential accommodation necessary for the management of the site	-	-	-	-	B2	0.1107	0.1107	1107

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24/02235	North Cerney	24/02235/FUL	Chapel Farm, Chapel Lane, GL7 7DE	Change of use of farm house and outbuilding from its current status as commercial/office use back to its original use as residential	-	-	-	-	E(g)(i)	0.01	0.01	46
20/02374	North Cerney	23/03949/FUL	Land At Calmsden Estate, Calmsden	Change of use of agricultural buildings to flexible office and storage use construction of new office hub building and new agricultural buildings along with associated infrastructure	E(g)(i)	4.25	4.25	2709	B8	4.25	4.25	262
22/03030	Notgrove	22/03030/FUL	Kitehill Barn, GL54 3BT	Change of use and conversion of agricultural store to a garage and MOT area to service vehicles (B2)	B2	0.01	0.01	275	-	-	-	-
22/01634	Oddington	22/01634/CLEUD	Berry Bank, Main Road, GL56 0XW	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the use of the site as B2 Use (General Industrial) and associated ancillary uses	B2 B8 E(g)(i)	0.5	0.09 0.38 0.01	923 3934 134	-	-	-	-
20/00911	Oddington	20/00911/FUL	The Grain Store, Broadwell	Creation of a new vehicular access alterations/extensions to an existing building (B2) relocation of an existing building (Agricultural) and associated works	B2	0.3	0.3	208	-	-	-	-
9249	Poole Keynes	18/00217/FUL	West End Farm, GL7 6EG	Change of use of agricultural building and curtilage to B1 business	E(g)(i)	0.16	0.16	372	-	-	-	-
3483	Preston	19/02971/FUL	Norcote Workshop, London Road, GL7 5RH	Change of use of commercial storage building to form additional accommodation to existing site manager`s dwelling roof addition to form gable roof	-	-	-	-	B8	0.02	0.02	102

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22/03490	Preston	22/03490/FUL	Straw Barn, Witpit Lane	Change of use from agriculture to storage use with ancillary office accommodation (retrospective)	B8	0.36	0.36	588	-	-	-	-
21/01815	Quenington	21/01815/FUL	Donkeywell Stone Barn, Donkeywell Farm, Poulton Road	Conversion of disused cattle shed to Class B1(c) light industrial unit for the repair of agricultural machinery	E(g)(iii)	0.05	0.05	190	-	-	-	-
21/02553	Quenington	24/01066/FUL	Court Farm, Church Road, GL7 5BN	Change of use of Court Farmhouse and stable building to offices and education space including alterations to Court Farmhouse and stable building provision of landscaping bicycle store vehicular parking and alterations to access	E(g)(i)	1.52	1.52	497	-	-	-	-
23/03641	Quenington	23/03641/FUL	Unit Ab, Donkeywell Farm, Poulton Road, GL7 5DH	Change of use of agricultural building to a garage and MOT area to service vehicles (B2)	B2	0.05	0.05	442	-	-	-	-
7668	Rendcomb	18/00630/FUL	The Engine Shed, GL7 7DF	Change of use of The Engine Shed from offices (Use Class B1) to residential use (one dwelling)	-	-	-	-	E(g)(i)	0.13	0.13	220
1604	Saintbury	18/03066/FUL	Lower Fields House, Weston Road, WR11 7QA	Replacement of existing light industrial building (use class E(g)(iii)) with three smaller light industrial buildings (use class E(g)(iii))	E(g)(iii)	0.16	0.16	446	E(g)(iii)	0.16	0.16	461
21/03288	Saintbury	21/03288/FUL	The Timber Yard, Buckle Street, Weston Subedge, Chipping Camden, GL55 6QU	New Storage Building	B8	0.54	0.54	288	-	-	-	-
22/00628	Saintbury	22/00628/FUL	Lower Fields House, Weston Road, WR11 7QA	Change of use of part of (Use Class E(g)(iii)) building to sui generis pet crematorium (retrospective)	-	-	-	-	E(g)(iii)	0.01	0.01	150

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1503.4	Sapperton	18/02483/FUL	Jolly Nice, Stroud Road, Frampton Mansell, GL6 8HZ	Extension to existing farm shop including drive thru outlet bakery and production kitchen. Permanent retention of existing ancillary sales areas existing picnic meadow seating and two existing yurts erection of third yurt	E(g)(i)	0.71	0.71	219	-	-	-	-
22/00752	Sevenhampton	22/00752/FUL	The Deer Park, Park Lane, GL54 5SR	Erection of equestrian office/storage building	E(g)(i)	0.003	0.003	30	-	-	-	-
22/03245	Sevenhampton	22/03245/FUL	Old Forge, Brockhampton, GL54 5XQ	Conversion and change of use of agricultural outbuilding to office building and associated works	E(g)(i)	0.08	0.08	20	-	-	-	-
5668	Shipton Moynes	16/05205/FUL	Shipton Mill, GL8 8RP	Erection of a B1 Office building	E(g)(i)	0.02	0.02	131	-	-	-	-
6641.12	Somerford Keynes	19/04359/FUL	Ballihoo Restaurant, Minety Lake, Lower Mill Estate	Extension to the existing Ballihoo restaurant and associated buildings including the addition of a pizza shack and a separate shop along with site landscaping works and refuse store	B8	0.17	0.17	171	-	-	-	-
21/02175	Somerford Keynes	21/02175/FUL	South Leaze Farm, Shorncote, Somerford Keynes, GL7 6BZ	Change of use of agricultural building to agricultural machinery storage and repair (Class B2 and B8) (Retrospective)	B2	0.24	0.12	278	-	-	-	-
					B8		0.12	279				
20/01610	Somerford Keynes	20/01610/CLEUD	Land Parcel Known As The Lane Garden, Ewen Road	Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 - for the use of land as a builders yard and associated storage buildings	B8	0.05	0.05	66	-	-	-	-

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7622	South Cerney	19/01178/FUL	Clay Meadow, Cirencester Road, GL7 6HU	Alterations to and change of use of two buildings from agricultural use to Class B1 use	E(g)	0.49	0.49	857	-	-	-	-
20/02547	South Cerney	20/02547/FUL	Summer Lake , Spine Road East, GL7 5LW	Erection of 3 outbuildings	B8	0.07	0.07	210	-	-	-	-
0360.1	Southrop	18/04996/FUL	Bradborough Farm Buildings, GL7 3PG	Change of use of greyhound kennels (Sui Generis) residential flat (C3) and vehicle repair workshop (B2) into a children`s nursery (D1) stationing of two wooden sheds for reception and kitchen use alterations to parking and associated landscaping	-	-	-	-	B2	0.36	0.36	117
0360.3	Southrop	19/03473/FUL	Bradborough Farm Buildings	Partial change of use of Dutch barns and former greyhound kennels building to car workshops and demolition of one bay regularisation of B1 / B8 uses in Dutch barn including building alterations creation of hard standing and landscaping	B2	0.61	0.61	177	-	-	-	-
22/00418	Southrop	22/00418/FUL	Fraser House, Wadham Close, GL7 3NR	Change of use from an office to 1 no. residential dwelling	-	-	-	-	E(g)(i)	0.16	0.16	390
3641	Stow-on-the-Wold	18/02884/FUL	St Edwards House, The Square, GL54 1AB	Change of use of ground floor and basement from A3 to use as either A3 (restaurants/cafes) or A1 (shop) and change of use of first and second floor from office (E(g)(i)) to flat (C3) (Part retrospective).	-	-	-	-	E(g)(i)	0.01	0.01	97

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23/00822	Stow-on-the-Wold	23/00822/FUL	Barclays Bank Plc, Barclays Bank House, The Square, GL54 1BQ	Conversion & Renovation of former Barclays Bank to form Ground Floor Retail and Office premises together with 3no. First & Second Floor Residential Letting Apartments	E(g)(i)	0.05	0.05	65	-	-	-	-
0896	Swell	18/03491/FUL	Barn adjacent to 1 Bowl Cottage, The Bowl, Lower Swell, GL54 1LE	Conversion of barn to office (B1) insertion of two windows and retrospective replacement of existing windows	E(g)(i)	0.0039	0.0039	39	-	-	-	-
21/01550	Tetbury	21/01550/FUL	15 Long Street, GL8 8AA	Change of use of part of ground floor (rear only) from B1 office use to a C3 one bedroom residential apartment.	-	-	-	-	E(g)(i)	0.01	0.01	44
24/02468	Tetbury	24/02468/FUL	Unit 6, Priory Industrial Estate, GL8 8HZ	Change of use from Sui Generis to Class B8 (Storage or Distribution) together with associated external alterations	B8	0.47	0.47	397	-	-	-	-
20/00834	Tetbury	20/00834/FUL	Peglers Garage Workshop, London Road, GL8 8JQ	Demolition of existing MOT garage and erection of 9 new homes with associated access parking and landscaping	-	-	-	-	B2	0.46	0.46	373
19/03766	Tetbury	19/03766/FUL	15 Long Street, GL8 8AA	Change of use of first and second floor to C3 residential apartments and the installation of secondary glazing	-	-	-	-	E(g)(i)	0.01	0.01	182
22/00360	Tetbury Upton	22/00360/FUL	Close Farm, Bath Road, GL8 8PH	Change of use and conversion from office to 5no. student accommodation	-	-	-	-	E(g)(i)	0.18	0.18	230
23/00698	Tetbury Upton	24/02295/FUL	Upton Grove, GL8 8LP	Demolition of majority of rear wing and storage building conversion of remaining former dairy building to one dwelling and erection of garage	-	-	-	-	B2	0.58	0.58	122

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
23/02228	Todenham	23/02228/OPANOT	Fox Farm House, GL56 9NY	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for Change of use from agricultural to flexible commercial use including Storage and distribution	B8	0.09	0.09	856	-	-	-	-
21/02211	Upper Rissington	21/02211/FUL	Builders Store, Sandy Lane	Conversion of Builders` Plant and Store Building to form a single dwelling with associated works	-	-	-	-	B2	0.11	0.11	228
21/03415	Upper Rissington	21/03415/FUL	1 A P Ellis Road, GL54 2QB	Addition of rooflights to existing former gatehouse building to provide additional Class E(g) accommodation	E(g)(i)	0.16	0.16	253	-	-	-	-
20/01757	Upper Rissington	20/01757/FUL	Workshop, The Firs, Little Glebe Lane, GL54 2NX	Erection of single-storey extension and replacement external stairs	E(g)(iii)	0.05	0.05	17	-	-	-	-
20/01657	Upper Slaughter	20/01657/FUL	Units 6 & 7, Manor Farm Buildings, GL54 2JJ	Change of use from B1 to D1 for use as a podiatry practice clinic	-	-	-	-	E(g)(i)	0.01	0.01	36
4564.1	Westcote	17/05031/FUL	Wallground, Nether Westcote, OX7 6SD	Demolition of existing workshop/industrial building and construction of detached five bedroom house	-	-	-	-	B2	0.07	0.07	102
4564.2	Westcote	18/04829/FUL	Church Farm Buildings, OX7 6SD	Demolition of existing industrial buildings and construction of a single residential dwelling	-	-	-	-	B2	0.22	0.22	651
1263.9	Weston Subedge	19/00298/FUL	5 Weston Industrial Estate, Honeybourne Road, WR11 7QB	Extension to industrial unit and relocated parking	E(g)(iii)	0.01	0.01	60	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
0386.3	Weston Subedge	19/00977/FUL	Former Organic Farm Foods, Buckle Street, WR11 7QH	Additional detached warehouse facility parking and turning area	B8	1.64	1.64	1897	-	-	-	-
21/00021	Weston Subedge	21/00021/FUL	Evesham Ltd, Kolcraft Works, 3 Weston Industrial Estate, Honeybourne Road, WR11 7QB	Erection of two storey extension	E(g)(i) E(g)(iii)	0.02	0.01 0.02	72 133	-	-	-	-
0238	Whittington	17/04680/FUL	Whalley Farm, GL54 4HA	Conversion and change of use of the stone barn and meal house from commercial use to provide ten guest bedrooms, the conversion of existing agricultural building to provide a guest pool house	-	-	-	-	E(g)(i)	0.046	0.046	469
20/04081	Wick Rissington	20/04081/FUL	Court Hayes Farm, Wyck Beacon	Demolish existing single storey storage building and erect a two storey storage and ancillary office building	B8 E(g)(i)	0.94	0.47 0.47	93 93	B8	0.94	0.008	83
8381.4	Windrush	19/03214/OPANOT	Pinchpool Farm, OX18 4TT	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for change of use of agricultural building to a flexible use falling within Class B1 (Business)	E(g)	0.01	0.01	480	-	-	-	-
21/01145	Withington	21/01145/FUL	Meadowside (Land Adjacent To Willowside Farm)	Creation of 5 residential dwellings (part change of use and part demolition and redevelopment)	-	-	-	-	B2	0.3	0.3	298
24/00951	Withington	24/00951/FUL	Lovat Cottage, GL54 4BB	Demolition of existing workshop and erection of a 1 bed dwelling and associated works	-	-	-	-	B8	0.07	0.07	45

4. Commitments at 1 April 2025

4.1 Table 7 lists employment developments with planning permission at 1 April 2025.

Table 7 – Net commitments at 1 April 2020

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
20/02285	Ampney Crucis	20/02285/FUL	Land South Of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development	-	-	-	-	E(g)	0.49	0.49	93	Under Construction
3946	Andoversford	18/04662/FUL	Swanwick Catering Equipment, Andoversford Industrial Estate, GL54 4HR	Conversion of an existing industrial building (class B8) into an office factory and showroom (class B2) for Countryside Windows including a new first floor bay window and external alterations	B2	0.23	0.23	1145	B8	0.23	0.23	1130	Under Construction
24/01719	Barrington	24/01719/FUL	The Glebe Barn, Great Barrington, Burford, OX18 4US	Conversion of office building to dwelling with associated works	-	-	-	-	E(g)(i)	0.12	0.12	300	Not Started
6236.3	Bourton-on-the-Water	18/04764/REM	Land parcel north of Bourton Industrial Park	Extension of Bourton Industrial Park to provide B1 (office and light industrial) B2 (general industrial) and B8 (storage and	E(g) B2 B8	5.6	3.76 0.86 0.97	8437 1938 2184	-	-	-	-	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				distribution) employment units (Outline application)									
23/01509	Bourton-on-the-Water	24/00234/FUL	Ebley Tyre And Auto Services, Lansdowne, GL54 2AR	Demolition of commercial buildings change of use to residential erection of 3no. dwellings (1no. detached dwelling and 2no. flats) residential garage/store with associated works (revision to design of 22/00133/FUL)	-	-	-	-	B2	0.19	0.19	1900	Under Construction
22/02324	Bourton-on-the-Water	22/02324/FUL	Unit 2, Bourton Link, GL54 2HQ	Erection of two storey rear extension of industrial unit	E(g)(iii)	0.02	0.02	34	-	-	-	-	Not Started
20/02794	Broadwell	20/02794/FUL	Old Quarry Farm, Moreton Road, Stow-On-The-Wold, GL54 1EG	Construction of storage building	B8	0.39	0.39	70	-	-	-	-	Under Construction
20/02359	Broadwell	20/02359/FUL	Old Quarry Farm, Moreton Road, Stow-On-The-Wold, GL54 1EG	Replacement of existing rural workers dwelling and site office	E(g)(i)	0.39	0.39	9	-	-	-	-	Under Construction
23/02255	Chedworth	24/01767/FUL	New Barn Farm, Fields Road, GL54 4NG	Erection of a workshop and change of use of home office to office-use	E(g)(i) E(g)(iii)	0.51	0.12 0.39	42 153	-	-	-	-	Not Started
23/02910	Cherington	23/02910/FUL			B2	0.47	0.24	540	-	-	-	-	

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Trull Farm Buildings, Trull, GL8 8SQ	Change of use of two agricultural buildings to commercial use	B8		0.24	540					Under Construction
23/03981	Cherington	23/03981/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural building to Classes B2 (General Industrial) and B8 (Storage and Distribution)	B2	0.34	0.34	339	-	-	-	-	Not Started
21/03116	Chipping Campden	23/03625/REM	Land South Of Campden Business Park, Battle Brook Drive, GL55 6JX	Approval of reserved matters relating to Appearance, Scale, Layout, Access and Landscaping, pursuant to outline planning permission 21/03116/OUT, for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use	B8	1.59	0.14	1404	-	-	-	-	Not Started
22/01771	Chipping Campden	22/01771/FUL	Cutts Of Campden, The Cambrook, Sheep Street, GL55 6DX	Erection of detached 3-bay garage block and change of use of industrial unit (7) from B2 to retail E(a)	-	-	-	-	B2	0.17	0.17	96	Under Construction
0054.3	Cirencester	10/00964/OUT	The College Triangle Site, Royal Agricultural University, Stroud Road, GL7 6JS	Renewal of extant permission 01/01011/OUT for the development of a business park comprising educational research	E(g) B2 B8	11.85	3.95 3.95 3.95	6271 6271 6271	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				agricultural business uses/conference facility access and ancillary works.									
3955	Cirencester	13/02942/OUT	Land between A419 and A417 Kingshill Road	Mixed use development comprising employment floorspace up to 5 000 sqm for B1 Use; residential development (up to 100 dwellings)	E(g)(i)	1.64	1.64	5000	-	-	-	-	Not Started
9150	Cirencester	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development including 9.1 hectares of employment land (B1 B2 and B8 uses)	E(g) B2 B8	9.1	6.39 1.35 1.35	30658 6503 6503	-	-	-	-	Not Started
20/04032	Cirencester	20/04032/FUL	Cotswold Estate Services Limited, Cotswold Estates, Baunton Lane, GL7 7BG	Erection of 2 No. units for use as offices (Use Class E) general industry (B2) storage and distribution (B8) with associated vehicle parking infrastructure and general site improvements	E(g)(i) E(g)(iii)	0.17	0.05 0.12	515 1164	E(g)(i) E(g)(iii)	0.02	0.01 0.01	90 112	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
21/02487	Cirencester	21/02487/FUL	7 Dyer Street, GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	-	-	-	-	E(g)(i)	0.01	0.01	130	Under Construction
22/01300	Cirencester	22/01300 /OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class MA for change of use from class E (Office) to class C3 residential	-	-	-	-	E(g)(ii)	0.09	0.09	357	Not Started
23/00798	Cirencester	23/00798/FUL	Batten & Allen, Bridge Road	Extension to warehouse	B8	0.64	0.64	203	-	-	-	-	Not Started
24/01364	Cirencester	24/01364/FUL	Ewe Pens Farm, Cirencester Park	Conversion of farm building to office use. Demolition of agricultural storage building and its replacement with one of the same size for Park Management use	E(g)(i)	0.25	0.25	638	-	-	-	-	Not Started
24/01824	Cirencester	25/00177/FUL	1-3 Dollar Street And 1 Coxwell Street, GL7 2AJ	Erection of single storey rear extension. Change of use and conversion of existing buildings to create a new dwelling and	-	-	-	-	E(g)(i)	0.05	0.05	93	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				additional residential floor space									
24/00952	Cirencester	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	-	-	-	-	E(g)(i)	0.01	0.01	39	Not Started
24/01783	Cirencester	24/01783/FUL	16 Bridge Road, GL7 1NJ	Erection of self-storage building demolition of glazed atrium to existing building and associated hard and soft landscaping	B8	0.78	0.78	950	B8	0.78	0.78	50	Under Construction
20/03795	Cirencester	20/03795/FUL	Ewe Pens Farm, Cirencester Park	Change of Use and Associated Development to allow conversion of Agricultural Storage Barn to Flexible Commercial (Use Class E)	E(g)(i)	0.01	0.01	117	-	-	-	-	Under Construction
7076	Coberley	19/00245/ OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	-	-	-	-	B2	0.05	0.05	500	Under Construction
22/02304	Cold Aston	22/02304/FUL	Grove Farm, Grove Farm Lane, GL54 3BJ	Erection of meat processing unit with offices and chilled storage	B2	0.01	0.01	117	-	-	-	-	Not Started
23/03453	Coln St Aldwyn	23/03453/FUL	Coln Community Store, Main	Conversion of the outbuildings to workshops (change of use to Use Class E)	E(g)(iii)	0.11	0.11	174	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Street, GL7 5AN										
6363	Didmarton	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	E(g)(i)	0.095	0.095	277	-	-	-	-	Under Construction
21/01041	Fairford	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling, together with the erection of 8 one and a half and two storey dwellings, together with garaging, parking, landscaping and all enabling development including access works	-	-	-	-	B8	0.84	0.16	1603	Under Construction
22/04276	Fairford	22/04276/FUL	Milton Farm, Coronation Street, GL7 4HZ	Proposed change of use and operational development including provision of new access (agricultural building to mixed commercial use (Classes B2 B8 and E (excluding retail))	B2 B8 E(g)	0.12	0.04 0.04 0.04	111 111 111	-	-	-	-	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/03816	Fairford	24/03816/FUL	Garners Field, London Road, GL7 4DS	Erection of an extension to vehicle storage and maintenance unit	B8	0.84	0.84	97	-	-	-	-	Under Construction
24/02637	Fairford	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling associated cycle storage and landscaping. Partial demolition and replacement of existing store and office buildings	-	-	-	-	B8	0.18	0.18	45	Not Started
2867	Hazelton	19/02099/FUL	Hazleton, Autos Garage, GL54 4DX	Partial demolition of existing workshop and erection of four bay extension to workshop 2. Erection of one bay extension and single storey lean to extension to workshop	B2	0.39	0.39	392	B2	0.39	0.39	70	Under Construction
5999.6	Kemble	22/04184/FUL	Building 430, Kemble Airfield	Redesign of previous approved development to create 2 No. new Units D4 and D4a in lieu of Units 2 3 4 and 5	E(g)(iii)	0.159	0.159	413	B2	0.159	0.159	39	Not Started
20/04564	Kemble	24/00827/FUL	Plot D3, Kemble Airfield	Redevelopment of plot to create workshops offices storage and parking	E(g)(i) E(g)(iii)	0.18	0.07 0.11	220 318	-	-	-	-	Not Started
23/00486	Kemble	23/00486/FUL	Linden House, Limes Road	Change of use of ground floor offices to residential use	-	-	-	-	E(g)(i)	0.05	0.05	95	Under Construction

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				ancillary to existing dwelling and associated works									
21/02230	Longborough	24/01073/FUL	The Sitch, Moreton Road, Longborough, GL56 0QJ	New single storey garage and MOT centre with small storage mezzanine relating to two bays for expansion to be let short term as industrial space	B2	0.14	0.14	401	-	-	-	-	Under Construction
24/00260	Meysey Hampton	24/00260/FUL	Former Composting Site, Welsh Way, Poulton, GL7 5SZ	Change of use of former mushroom composting facility to provide Class B2 vehicle workshop together with ancillary office storage and other associated works	B2	1.64	1.64	3193	-	-	-	-	Not Started
24/00965	Mickleton	24/00965/FUL	Mickleton Nurseries, Stratford Road, GL55 6SU	Erection of barn and associated hardstanding	B8	0.08	0.08	211	-	-	-	-	Not Started
22/03964	Naunton	22/03964/PLP	Land And Building East Of 3 Littlesworth	Permission in principle for the erection of up to two dwellings. Demolition of existing storage building	-	-	-	-	B8	0.17	0.17	54	Not Started
22/04327	North Cerney	22/04327/FUL	Nordown Farm, GL7 7DE	Change of use of existing buildings and yard to mixed B8 B2 and sui generis use	B2	0.39	0.2	462	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
23/03675	Oddington	23/03675/FUL	Berry Bank, Main Road, GL56 0XW	Change of use of existing general/heavy industrial site (use class B2) to flexible use (use class E(g)i [offices] and E(g)iii [light industrial])	E(g)(i) E(g)(iii)	0.1	0.01 0.09	135 935	B2	0.01	0.01	1070	Under Construction
23/01234	Sapperton	23/01234/FUL	Land Parcel To The East Of Aston Down Airfield, North Of 7-8 Aston Down, Frampton Mansell	Replacement storage industrial building (revision of approved plans to add first floor)	B8	0.01	0.01	98	-	-	-	-	Not Started
24/00615	Somerford Keynes	24/00615/FUL	Mill Village, Lower Mill Lane, GL7 6BG	Erection of two single storey buildings to house Refuse & Recycling and Boat and Bike storage within the area of Copse Mere and associated landscaping	B8	0.08	0.08	192	-	-	-	-	Not Started
22/04338	South Cerney	22/04338/FUL	Fosse Nurseries, Cricklade Road, GL7 5QE	Change of use of part of the site from plant nursery with ancillary sales (Sui Generis) to Use Class E erection of building associated ancillary development and alterations to existing access	B8	0.22	0.22	230	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
22/00769	Stow-on-the-Wold	22/00769/FUL	Tayler And Fletcher, The Square, GL54 1BL	Change of use from retail and offices (Class E) to hotel accommodation (Class C1) and external alterations	-	-	-	-	E(g)(i)	0.13	0.13	432	Not Started
23/03475	Turkdean	23/03475/FUL	Leygore Farm Barn, GL54 3NY	Erection of single storey extension to office building	E(g)(i)	0.18	0.18	25	-	-	-	-	Not Started
23/03747	Upper Slaughter	23/03747/FUL	Manor Farm Buildings	Change of use of Main Block of Buildings to Children's Nursery (Use Class E(f)) and Use Class E(g) together with internal and external alterations, conversion and extension of Dutch Barn to Use Class E(g) and as a saddlery and retrospective change of use of units 1 & 2 North Range to a veterinary practice (Use Class E (e)) with associated car parking, landscaping and associated works	E(g)	3.81	0.1	1022	-	-	-	-	Under Construction
21/01793	Weston Subedge	21/01793/FUL	Unit 28A, Weston Industrial Estate, Honeybourne	Side Extension	E(g)(i)	0.02	0.02	25	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Road, Honeybourne, Evesham, WR11 7QB										
24/00997	Weston Subedge	24/00997/FUL	4 Weston Industrial Estate, Honeybourne Road, Honeybourne, Evesham, WR11 7QB	Erection of single storey side extension	B2	0.08	0.08	48	-	-	-	-	Not Started
23/03814	Willersey	24/01262/FUL	The Field, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	-	-	-	-	B2	0.96	0.96	195	Not Started
22/03534	Willersey	22/03534/FUL	Orchard Works, Willersey Industrial Estate, WR12 7QF	Employment development comprising new production office workshop and service buildings covered storage areas external storage areas for products and parts parking areas and vehicular access to the B4632 road landscaping and external works	B8 E(g)	3.02	1.51 1.51	3311 3311	-	-	-	-	Not Started

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/01803	Windrush	24/01803/FUL	Pinchpool Farm, OX18 4TT	Change of use from conditional agricultural/business use (B1) to B2 (general industrial)/E(g) (commercial business and service)	B2	0.04	0.043	199	E(g)(iii)	0.04	0.04	199	Not Started

5. Lapsed planning permissions in 2020/25

5.1 Table 8 lists the planning permissions that lapsed in 2020/25

Table 8 – Lapsed planning permissions in 2020/25

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
2521.1	Andoversford	17/01631/FUL	Unit 18, Coln Park, Andoversford Industrial Estate, GL54 4HJ	Extension of unit for B8 storage purposes	B8	0.02	0.02	68	-	-	-	-
2480	Baunton	19/03772/OPANOT	Ermin Way Farm, Gloucester Road, Stratton, GL7 2LJ	Change of use of agricultural barn and land within its curtilage to a Flexible Use falling within use Class B1 (business) under Schedule 2 Part 3 Class R of the GPDO	E(g)	0.06	0.06	235	-	-	-	-
20/00918	Baunton	20/00918/FUL	Ermin Way Farm, Gloucester Road, Stratton, Cirencester	Operational development to facilitate the change of use of a building to a Class B1 light industrial unit (Flexible use) as granted prior approval under application reference: 19/03772/OPANOT	E(g)(iii)	0.06	0.06	235	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
0458.5	Blockley	17/02901/FUL	Northcot Brick Ltd, Northcot Business Park, Station Road, GL56 9LH	Single storey extension to Northcot Brick offices to form brick showroom	E(g)(i)	0.01	0.01	126	-	-	-	-
7381	Chipping Campden	19/03667/FUL	Guild House, Sheep Street, GL55 6DS	Change of use from Class C3 (residential) to Class B1a (office)	E(g)(i)	0.14	0.14	135	-	-	-	-
5610.1	Cirencester	18/01318/FUL	The Bothy, The Old Kennels, Cirencester Park, Tetbury Road, GL7 1UR	Change of use from offices to one dwelling including demolition of part of an internal wall and infilling doorway	-	-	-	-	E(g)(i)	0.04	0.04	43
5075	Cirencester	18/02616/FUL	Barn and land east of 1A Barn Way, Stratton	Erection of dwelling and modification of existing vehicular access	-	-	-	-	B8	0.005	0.005	50
19/03868	Cirencester	19/03868/FUL	Cyril Austin & Sons Ltd, The Solid Fuel Centre, 17 Love Lane Industrial Estate, Love Lane, GL7 1YG	Partial change of use to the ground floor of the existing Class A1 retail unit to provide an ancillary Class A3 cafe and the erection of 4 no. Class B1/B8 units with ancillary Class B8 storage building within a new compound	B8 E(g)	0.37	0.05 0.32	186 1053	-	-	-	-
20/04617	Cirencester	20/04617/FUL	Magna Partnership Ltd, 2 Park Lane, GL7 2BS	Proposed Conversion of Top Floor Office (Class E) to 1 No. Residential Flat (Class C3)	-	-	-	-	E(g)(i)	0.02	0.02	157

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/01788	Cirencester	20/01788/FUL	6 & 7 Bishops Walk, GL7 1JH	Installation of new shopfront and change of use of first floor from A1 to B1 Use class	E(g)(i)	0.01	0.01	125	-	-	-	-
20/01791	Cirencester	20/01791/FUL	9 - 10 Bishops Walk, GL7 1JH	Erection of a two storey extension to front elevation and erection of bin store to front elevation	B8	0.01	0.01	60	-	-	-	-
0441	Cold Aston	19/02898/FUL	Whiteshoots Garage, Fosseway, GL54 2LE	Change of use of existing garage/workshop to use as a Gospel Hall including internal alterations parking and external works	-	-	-	-	E(g)(iii)	0.07	0.07	132
19/01100	Duntisbourne Abbotts	19/01100/FUL	Land To The Rear Of Millstone House, Duntisbourne Leer, GL7 7AS	Construction of outbuilding to use to store construction materials and machinery utilising existing access	B8	0.06	0.06	82	-	-	-	-
19/02570	Fairford	19/02570/FUL	Land south of Quest House, London Road	Erection of a single storey building for B1 office or research and development use	E(g)	0.09	0.09	194	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/02032	Guiting Power	20/02032/FUL	Guiting Manor Farms, GL54 5UX	Erection of walls installation of flues and vents and installation of 3no. external silos to facilitate change of use of part of building from agricultural to general Industrial (Use Class B2) for the malting of barley	B2	0.27	0.27	990	-	-	-	-
2473	Kemble	19/03094/FUL	Field Barn Farm, Station Road, GL7 6AX	Alterations and change of use of existing agricultural building to Class B8 (storage & distribution) Use	B8	0.35	0.35	690	-	-	-	-
2475	Kemble	19/02454/OPANOT	Field Barn Farm, Station Road, GL7 6AX	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class R for change of use of agricultural building to Class B8 (storage)	B8	0.04	0.04	396	-	-	-	-
20/00903	Kemble	20/00903/FUL	Building 428, Kemble Enterprise Park, Kemble Airfield, GL7 6BA	Erection of storage unit (B8 Use)	B8	0.08	0.08	224	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
20/02504	Longborough	20/02504/FUL	Windy Ridge, The Crook, GL56 0QY	Demolition of two existing residential flats and office building and the erection of two new residential dwellings creation of new vehicular access and creation of new door to existing pump house at Windy Ridge	-	-	-	-	E(g)(i)	0.11	0.11	36
8642.1	Lower Slaughter	17/04339/FUL	The Cotswold Brewing Co, College Farm, Stow Road, GL54 2HN	Extension to existing brewery	B2	0.0367	0.0367	367	-	-	-	-
0504.1	Moreton-in-Marsh	18/01886/FUL	The Vintners House, Oxford Street, GL56 0LA	Change of use (B1 to C3) and extension to existing building to create 3 bed dwelling and construction of detached 3 bed dwelling	-	-	-	-	B1	0.23	0.23	132
9305	Naunton	20/00292/FUL	Lavender Hill Farm, GL54 3AZ	Part change of use of agricultural building to B1 use	E(g)	1.33	1.33	85	-	-	-	-
23/01092	Northleach with Eastington	23/01092/FUL	Pendil Grove, Market Place, GL54 3EJ	Replacement of commercial kennel building with storage building for use by Northleach Post Office & Stores with associated change of use	B8	0.01	0.01	15	-	-	-	-

Site No	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
21/00950	Preston	21/00950/FUL	Ivor Webb And Sons Garage, Cherry Tree Lane, GL7 5DT	Conversion of garage to 5 no. dwellings with associated parking and landscaping	-	-	-	-	B2	0.51	0.51	1043
21/02356	South Cerney	21/02356/FUL	Monier Redand Ltd, South Cerney Plant, Broadway Lane, GL7 5UH	Erection of covered sand store over existing concrete sand storage bays	B8	0.05	0.05	533	B2	0.05	0.05	533
20/03985	Turkdean	20/03985/OPANOT	Manor Farm, GL54 3NU	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2 Part 3 Class R - Change of Use of Agricultural Buildings to a flexible use within Business (Class E(g))	E(g)	0.02	0.02	330	-	-	-	-

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Cotswold District Employment Land Monitoring Statistics Report

For the monitoring period 1 April 2025 to 31 March 2026

COTSWOLD
District Council

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1. Introduction

1.1 Cotswold District Council maintains a record of planning permissions that result in the gain or loss of employment land and floorspace. Usually, a site-by-site survey is undertaken each year to determine which permissions are being implemented, which have been completed and any that have expired.

1.2 The monitoring period covered in this report runs from 1 April 2025 to 31 March 2026 (hereafter referred to as 2025/26). This document reports on net changes to different types of employment land and floorspace in 2025/26. Account is taken of any loss of employment land or floorspace occurring resulting from demolition or conversion. Some sites may show a loss where a building has been demolished or is in the process of having a change of use. These sites may also appear in the commitments section as the replacement building or use has either not started or is under construction.

1.3 This report follows the previous monitoring update, which addressed a backlog in employment land monitoring for the 1 April 2020 to 31 March 2025 period. Site visits to assess employment development across this period were undertaken in December 2025. Monitoring visits for the 2025/26 year were subsequently completed in March 2026, resulting in a limited interval between monitoring periods.

1.4 As a result, there has been a reduced opportunity for additional development, particularly completions, to occur and be recorded. The figures for 2025/26 are influenced by this overlap and do not reflect a full monitoring year. The data in this report should therefore be read alongside the previous Employment Land Monitoring Report, rather than interpreted as a change in overall delivery trends. The previous report is available on the Council's website: https://www.cotswold.gov.uk/planning-and-building/planning-policy/policy-documentation-and-monitoring/.

1.5 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

How is the data set out?

1.6 This report is divided into five sections. Following this Introduction (Section 1), Section 2 provides a summary of employment development in Cotswold District. Sections 3, 4 and 5 provide schedules of completions, commitments and lapsed planning permissions respectively.

1.7 The figures are summarised into different types of employment land use class that were present in April 2026. Further details of the use classes can be seen on the Planning Portal website[1], and a summary is provided below:

- E(g) – Commercial, Business and Service (formerly B1)
  - E(g)(i) – Offices
  - E(g)(ii) – Research and Development of Products or Processes
  - E(g)(iii) – Industrial processes
- B2 – General Industrial
- B8 – Storage or Distribution

Note: Class E(g) includes activities previously covered under the revoked Class B1(a, b, c) and now forms part of the broader Class E – Commercial, Business and Service category established in the 2020 Use Classes amendments.

1.8 The site areas and floorspace measurements used in this report are taken from planning application forms and the Council's own measurements of site areas. Where measurements are not provided, they are calculated using information submitted to support planning applications.

1.9 There are cases where there is more than one type of use proposed to be gained or lost and where the floorspace or site area is not defined by the respective planning land use classes. In such cases, the Council has used the supporting information provided with the planning application to calculate the proposed floorspace or site area. For instance, where a development creates or loses more than one type of use, the site area has been calculated proportionately using the proposed floorspace loss or gain as a guide. In cases where it is not possible to ascertain a breakdown of how much floorspace or land is being lost or created, the overall floorspace / site area has been reported or it has only been shown that a planning application exists, but the site area or floorspace measurements are not reported at all.

1.10 Consideration has also been given to whether developments are on existing employment development land or whether new employment development land is being created. In the circumstance where a scheme intensifies the use of existing site, only the part of that site that receives new development has been reported as new economic development land and not the entire site.

[1] https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes

Why monitor employment land statistics?

1.11 The Cotswold District Local Plan (2011-31) (the adopted Local Plan) implements economic objectives through several policies, which include providing land allocated for employment development (policies S1-S19) and protecting Established Employment Sites (policy EC2). Through this, the adopted Local Plan provides the spatial framework to support the implementation of the Council's corporate priorities and the strategic economic ambitions for Gloucestershire.

1.12 Monitoring also helps to identify patterns of change and tests whether policies are working or whether they will need to be revised in the next Local Plan review. Furthermore, providing up to date information helps to make more informed decisions when determining planning applications, such as the current position on the need for a particular type of development.

2. Summary of employment development in Cotswold District 2025/26

2.1 Table 1 provides a summary of completed employment developments in the District in 2025/26. The completion figures should be interpreted in the context of a shortened monitoring period (see Section 1.3). As such, the low level of recorded completions reflects the timing of monitoring activity rather than a reduction in overall employment development.

Table 1 – Completions in 2025/26

Use Class	Gain		Loss		Net change	
	(ha)	(m^2)	(ha)	(m^2)	(ha)	(m^2)
E(g) – Offices / R&D / Industrial Processes	0.3	293	0	0	0.3	293
B2 – General industrial	0.17	179	1.15	2,095	-0.98	-1,916
B8 – Storage or distribution	1.36	735	0.84	1,774	0.52	-1,039

2.2 Table 2 summarises employment developments in the District at 1 April 2026 that had planning permission and were either not started or were under construction.

Table 2 – Commitments at 1 April 2026

Use Class	Gain		Loss		Net change	
	(ha)	(m^2)	(ha)	(m^2)	(ha)	(m^2)
E(g) – Offices / R&D / Industrial Processes	21.86	60,576	1.88	6,069	19.98	54,507
B2 – General industrial	9.74	22,717	0.85	1,907	8.89	22,708
B8 – Storage or distribution	13.19	26,761	1.37	2,161	11.82	24,600

2.3 Table 3 analyses whether the District's 24.4 ha employment land requirement[2] is on course to being delivered by 2031, which is the end of the adopted Local Plan period. The table shows that the combined total for completions for the period 2016/26, commitments at 1 April 2026 and adopted Local Plan employment land allocations are expected to fully deliver 24.4 ha employment land requirement. With the changes to the Use Classes system the Council now includes the new E(g) class instead of B1.

2.4 More than three times the amount of employment land is expected to be delivered by the end of the adopted Local Plan period (78.06 ha) compared to the identified requirement (24.4 ha).

2.5 A substantial part of this gain comes from B8 employment land, with almost double the identified requirement (9.9 ha[3]) already delivered and three times the amount forecast when including commitments. While B8 plays a valuable role in supporting logistics and supply chains, the scale of growth has implications for employment land availability for higher-value E(g) and B2 uses, and future economic balance. B8 typically generates lower number of jobs and occupies larger sites. The strong growth in this sector may influence the District's ability to accommodate future office, R&D, and industrial demand.

Table 3 – Gain / loss of B and E(g) class employment land

Type	Net land gained / lost (ha) (2016-2026)	Net committed land (ha) at 1 April 2026	Net remaining allocated land (ha) at 1 April 2026	Total	Requirement (ha)	Shortfall?
E(g)	9.16	19.98	8.25	37.39	16.60	No
B2	2.07	8.89	0	10.96	-2.10	No
B8	17.89	11.82	0	29.71	9.90	No
Total	**29.12**	**40.69**	**8.25**	**78.06**	**24.40**	No

[2] Provided in adopted Local Plan policy DS1 for the period 1 April 2016 to 31 March 2031
[3] Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

2.6 The adopted Local Plan also includes a forecasted gain of 64,626m^2 B1 Office floorspace[4]. However, with the changes to the Use Classes system, developers are now able to gain permission for E(g) Use Class without needing the specify which of the 3 sub-divisions (such as E(g)(i) – Offices) they are planning to implement. The forecasted gain is therefore now compared to the overall figures for the new E(g) class.

Table 4 – Gain / loss of E(g) Floorspace

Type	Floorspace forecast (m^2) (2016-2031)	Annualised floorspace forecast (m^2)	Net floorspace gained / lost (m^2)	Net committed floorspace (m^2) at 1 April 2026	Cumulative E(g) floorspace built or committed (m^2) at 1 April 2026
E(g)	64,626	4,308	7,746	54,507	62,253

2.7 Table 5 monitors the adopted Local Plan employment land allocations. Four of the allocations have gained planning permission since the adoption of the Local in August 2018.

Table 5 – Employment Land Allocations at 1 April 2026

Parish	Site Name	Size (ha)	Type	Permission
Allocations with Permissions				
Cirencester	Land to the south of Chesterton	9.10	B1/B2/B8	16/00054/OUT
Bourton-on-the-Water	Land north of Bourton Industrial Estate / Business Park	3.38	B1/B2/B8	15/03318/OUT
Chipping Campden	Battle Brook / Extension to Campden Business Park	0.67	B1/B2/B8	21/03116/OUT
Willersey	Land north of B4632 and east of employment estate	1.97	B1/B2/B8	22/03534/FUL
Allocations Without Permissions				
Lechlade	Land north of Butler's Court	1.25	B1	–
Moreton-in-Marsh	Fire Service College B	7.00	B1	–

[4] Provided at paragraph 6.1.4 of the adopted Local Plan for the period 1 April 2016 to 31 March 2031

3. Completions in 2025/26

3.1 Table 6 lists the economic developments completed in Cotswold District in 2025/26 by individual sites. See Section 1.3 for an explanation on the shortened monitoring period for this year and the reduced completion figures.

Table 6 – Net completions by individual sites in 2025/2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
24/03483	Adlestrop	24/03483/FUL	New Farm, Daylesford, GL56 0YG	Provision of extended car park facilities associated to Heritage House Events Centre and for staff associated to the wider Daylesford site and the provision of two timber outbuildings (Retrospective)	B8	1.06	1.06	152	-	-	-	-
23/01509	Bourton-on-the-Water	24/00234/FUL	Ebley Tyre And Auto Services, Lansdown, GL54 2AR	Demolition of commercial buildings change of use to residential erection of 3no. dwellings (1no. detached dwelling and 2no. flats) residential garage/store with associated works (revision to design of 22/00133/FUL)	-	-	-	-	B2	0.19	0.19	1900
25/02786	Coberley	25/02786/CLEUD	Windmill Farm,	Certificate of Lawful Existing Use or	B2	0.17	0.17	179	-	-	-	-

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
			Hartley Lane, Seven Springs, GL53 9NF	Development under Section 191 of the Town and Country Planning Act 1990 for use of land and building for Agricultural Equipment Servicing with ancillary shop storage and office (Class B2)								
25/01180	Condicote	25/01180/FUL	Old School House, GL54 1ES	Use of building and associated land as a builder's yard (sui generis) (retrospective)	B8	0.13	0.13	404	-	-	-	-
21/01041	Fairford	21/01041/FUL	Yells Yard, Cirencester Road	Demolition of existing buildings and structures with the conversion and extension of the roadside building to form a single dwelling together with the erection of 8 one and a half and two storey dwellings together with garaging parking landscaping and all enabling development including access works	-	-	-	-	B8 Sui Generis	0.84	0.76 0.08	1603 171
25/01798	Temple Guiting	25/01798 /OPANOT	Rook Pool, Kineton Hill, Stow	Notification under Schedule 2 Part 3 Class R of the Town and	E(g)(ii)	0.03	0.03	293	-	-	-	-

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
			On The Wold, GL54 1EZ	Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a change of use of an agricultural building to a flexible use (Class E)								
23/03814	Willersey	23/03814/FUL	The Field, Broadway Road, WR12 7PH	Demolition of existing commercial and domestic buildings and construction of 5 dwellings and associated infrastructure	-	-	-	-	B2	0.96	0.96	195

4. Commitments at 1 April 2026

4.1 Table 7 lists employment developments with planning permission at 1 April 2026.

Table 7 – Net commitments at 1 April 2026

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
25/03048	Aldsworth	25/03048/ OPANOT	Harvest Barn Farm, GL54 3QR	Prior notification for the conversion of an agricultural barn to flexible commercial uses, including offices (Class E(g)), general industrial (Class B2), and storage/distribution (Class B8)	B8	0.08	0.08	503	-	-	-	-	Under Construction
20/02285	Ampney Crucis	20/02285/FUL	Land South Of Back Lane	Demolition of existing Class B1 building and erection of 3 no. dwellings together with associated ancillary development	-	-	-	-	E(g)	0.49	0.49	93	Under Construction
3946	Andoversford	18/04662/FUL	Swanwick Catering Equipment, Andoversford Industrial Estate, GL54 4HR	Conversion of an existing industrial building (class B8) into an office, factory and showroom (class B2) for Countryside Windows, including a new first floor bay	B2	0.2053	0.2053	1,145	B8	0.2053	0.2053	1,130	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				window and external alterations									
24/01719	Barrington	24/01719/FUL	The Glebe Barn, Great Barrington, Burford, OX18 4US	Conversion of office building to dwelling with associated works	-	-	-	-	E(g)(i)	0.12	0.12	300	Not Started
25/02770	Blockley	25/02770/FUL	Gateway House, Draycott Business Village, Draycott, GL56 9JY	Single storey extension to existing business unit	E(g)(iii)	0.32	0.32	210	-	-	-	-	Not Started
2236.3	Bourton-on-the-Water	25/03769/OUT	Land parcel north of Bourton Industrial Park	Extension of Bourton Industrial Park to provide B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units (Outline application)	B2 B8 E(g)	5.6	0.86 0.96 3.76	1,938 2,184 8,436	-	-	-	-	Under Construction
25/03744	Bourton-on-the-Water	25/03744/FUL	Pulham & Sons (Coaches) Ltd, Bourton Industrial Park, GL54 2HQ	Erection of ancillary building for vehicle maintenance	B2	0.51	0.51	150	-	-	-	-	Under Construction
20/02794	Broadwell	20/02794/FUL	Old Quarry Farm, Moreton Road, Stow-	Construction of storage building	B8	0.39	0.39	70	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			On-The-Wold, GL54 1EG										
20/02359	Broadwell	20/02359/FUL	Old Quarry Farm, Moreton Road, Stow-On-The-Wold, GL54 1EG	Replacement of existing rural workers dwelling and site office	E(g)(i)	0.39	0.39	9	-	-	-	-	Under Construction
23/02255	Chedworth	24/01767/FUL	New Barn Farm, Fields Road, GL54 4NG	Erection of a workshop and change of use of home office to office-use	E(g)(i) E(g)(iii)	0.51	0.11 0.40	42 153	-	-	-	-	Not Started
23/02910	Cherington	23/02910/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of two agricultural buildings to commercial use	B2 B8	0.47	0.24 0.24	540 540	-	-	-	-	Under Construction
23/03981	Cherington	23/03981/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural building to Classes B2 (General Industrial) and B8 (Storage and Distribution)	B2	0.33	0.33	339	-	-	-	-	Not Started
25/03625	Cherington	25/03625/FUL	Trull Farm Buildings, Trull, GL8 8SQ	Change of use of agricultural yard space for the siting of 16 no. storage containers (B8 Storage and Distribution) (Part Retrospective)	B8	0.32	0.32	336	-	-	-	-	Under Construction
22/01771	Chipping Campden	22/01771/FUL	Cutts Of Campden, The Cambrook,	Erection of detached 3-bay garage block and change of use	-	-	-	-	B2	0.17	0.17	96	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Sheep Street, GL55 6DX	of industrial unit (7) from B2 to retail E(a)									
21/03116	Chipping Campden	25/02476/REM	Land South Of Campden Business Park, Battle Brook Drive, GL55 6JX	Approval of reserved matters relating to Appearance, Scale, Layout, Access and Landscaping, pursuant to outline planning permission 21/03116/OUT, for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use	B8	1.59	1.59	1,845	-	-	-	-	Not Started
3955	Cirencester	13/02942/OUT	Land between A419 and A417, Kingshill Road	Mixed use development comprising employment floorspace up to 5 000 sqm for B1 Use; residential development (up to 100 dwellings) with associated infrastructure, ancillary facilities, open space and landscaping.	E(g)(i)	1.64	1.64	5,000	-	-	-	-	Not Started
0054.3	Cirencester	10/00964/OUT	The College Triangle Site, Royal Agricultural University,	Renewal of extant permission 01/01011/OUT for the development of a business park	B2 B8 E(g)	11.85	2.96 2.96 2.96	6,271 6,271 6,271	-	-	-	-	Not Started

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Stroud Road, GL7 6JS	comprising educational, research, agricultural business uses/conference facility, access and ancillary works.									
9150	Cirencester	16/00054/OUT	Land at Chesterton Farm, Cranhams Lane, GL7 6JP	Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2 350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses),	B2 B8 E(g)	9.1	1.6 1.6 5.86	6,503 6,503 30,658	-	-	-	-	Not Started
20/04032	Cirencester	20/04032/FUL	Cotswold Estate Services Limited, Cotswold	Erection of 2 No. units for use as offices (Use Class E), general industry	E(g)(i) E(g)(iii)	0.17	0.05 0.12	515 1164	E(g)(i) E(g)(iii)	0.02	0.01 0.01	90 112	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Estates, Baunton Lane, GL7 7BG	(B2), storage and distribution (B8), with associated vehicle parking, infrastructure and general site improvements									
21/02487	Cirencester	21/02487/FUL	7 Dyer Street, GL7 2PR	Change of use of first and second floors from offices (Class E) to residential (Class C3)	-	-	-	-	E(g)(i)	0.01	0.01	130	Under Construction
23/00798	Cirencester	23/00798/FUL	Batten & Allen, Bridge Road	Extension to warehouse	B8	0.64	0.64	203	-	-	-	-	Not Started
24/01364	Cirencester	24/01364/FUL	Ewe Pens Farm, Cirencester Park	Conversion of farm building to office use. Demolition of agricultural storage building and its replacement with one of the same size for Park Management use	E(g)(i)	0.25	0.25	638	-	-	-	-	Not Started
25/03579	Cirencester	25/03579/FUL	1-3 Dollar Street And 1 Coxwell Street, GL7 2AJ	Change of use and conversion of existing buildings to create a new dwelling and additional residential floorspace (revised scheme)	-	-	-	-	E(g)(i)	0.05	0.05	93	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/00952	Cirencester	24/00952/FUL	1A The Wool Market, Dyer Street, GL7 2PR	Change of use from office to residential and associated works	-	-	-	-	E(g)(i)	0.01	0.01	39	Not Started
24/01783	Cirencester	24/01783/FUL	16 Bridge Road, GL7 1NJ	Erection of self-storage building, demolition of glazed atrium to existing building and associated hard and soft landscaping	B8	0.78	0.78	950	B8	0.78	0.78	50	Under Construction
24/02117	Cirencester	24/02117/FUL	5 Dyer Street, GL7 2PP	Conversion of office building to 9 no. apartments, erection of 5 no. new dwellings to the rear, together with associated ancillary development	-	-	-	-	E(g)(i)	0.28	0.28	1,077	Under Construction
25/00786	Cirencester	25/00786/FUL	40 Market Place, GL7 2NW	Retention of ground floor as Class E (Retail Shop) and change of use of upper floors to one flat	-	-	-	-	B8	0.01	0.01	76	Not Started
24/03681	Cirencester	24/03681/FUL	42 Querns Lane	Demolition of existing commercial building and 2no. residential flats and erection of 4no. residential dwellings	-	-	-	-	B8	0.06	0.06	456	Not Started
25/00472	Cirencester	25/00472/FUL	Southgate Building,	Erection of a single storey side extension	B8	0.03	0.03	251	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Phoenix Way, GL7 1QG	to commercial/wareho use building									
20/03795	Cirencester	20/03795/FUL	Ewe Pens Farm, Cirencester Park	Change of Use and Associated Development to allow conversion of Agricultural Storage Barn to Flexible Commercial (Use Class E)	E(g)(i)	0.01	0.01	117	-	-	-	-	Under Construction
25/02200	Cirencester	25/02200/OPA NOT	Querns Business Centre, Whitworth Road, GL7 1RT	Prior Notification for the Change of Use from commercial use (Class E) to residential (Class C3), specifically 19 dwellings spread across the ground and first floor	-	-	-	-	E(g)(i)	0.3	0.3	1,020	Under Construction
25/02699	Cirencester	25/02699/FUL	23 Sheep Street, GL7 1RQ	Change of use from former offices to three residential dwellings, including the replacement of the existing modern rear extension with a new rear extension, and parking facilities	-	-	-	-	E(g)(i)	0.05	0.05	309	Under Construction
25/02180	Cirencester	25/02180/FUL	33 Dyer Street, GL7 2PP	Partial change of use and conversion to single dwelling	-	-	-	-	E(g)(i)	0.08	0.08	714	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
25/02881	Cirencester	25/02881/NOTDEM	Bankside Trade Park, Love Lane, GL7 1YG	Prior notification for the demolition of a commercial building	-	-	-	-	E(g)(i)	0.08	0.08	387	Not Started
25/03269	Cirencester	25/03269/FUL	5 Gosditch Street, GL7 2AG	Change of use from commercial premises to single residential dwelling	-	-	-	-	E(g)(i)	0.03	0.03	299	Not Started
7076	Coberley	19/00245/OFRPAN	Cuckoo Pen Farm, Shab Hill, Birdlip, GL4 8JX	Change of use from light industrial to residential	-	-	-	-	B2	0.05	0.05	500	Under Construction
25/03139	Cold Aston	25/03139/CLOPUD	Whiteshoots Garage, Whiteshoots Hill, GL54 2LE	Certificate of Lawful Proposed Use or Development under section 192 of the Town and Country Planning Act 1990 for the proposed use as a Commercial Coffee Roastery and Bagel Bakery	B2	0.07	0.07	132	B2	0.07	0.07	132	Not Started
24/02337	Coln St Aldwyn	24/02337/FUL	Coln Mill, Coln St Aldwyns	Restoration of disused mill, reinstatement of water wheel, new milling stones and insertion of two new staircases	BSuiGen	0.03	0.03	253	-	-	-	-	Under Construction
25/02781	Condicote	25/02781/FUL	Old School House, Road From Cotswold Farm	Demolition of existing barn used as builder`s store and erection of new barn	B8	0.13	0.13	405	B8	0.13	0.13	404	Not Started

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			To Church Road, GL54 1ES	to provide builder`s store									
6363	Didmarton	17/02611/FUL	Waste Barn, Knockdown, GL8 8QY	Change of use of agricultural building to 1 no. work/live unit (B1c and C3 use)	E(g)(iii)	0.095	0.095	277	-	-	-	-	Under Construction
25/00541	Elkstone	25/00541/OPANOT	Land And Building East Of Pine Tree Cottage	Prior notification for change of use of an agricultural building to a flexible commercial use	B2	0.03	0.03	147	-	-	-	-	Not Started
22/04276	Fairford	22/04276/FUL	Milton Farm, Coronation Street, GL7 4HZ	Proposed change of use and operational development including provision of new access (agricultural building to mixed commercial use (Classes B2, B8 and E (excluding retail))	B2 B8 E(g)	0.12	0.04 0.04 0.04	111 111 111	-	-	-	-	Under Construction
24/03816	Fairford	24/03816/FUL	Garners Field, London Road, GL7 4DS	Erection of an extension to vehicle storage and maintenance unit	B8	0.84	0.84	97	-	-	-	-	Under Construction
24/02637	Fairford	24/02637/FUL	Land And Buildings To The Rear Of 4 Market Place, GL7 4AB	Erection of 1 no. dwelling, associated cycle storage and landscaping. Partial demolition and replacement of	-	-	-	-	B8	0.18	0.18	45	Not Started

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				existing store and office buildings									
25/01916	Fairford	25/01916 /OFRPAN	The Ernest Cook Trust, Offices Fairford Park	Prior Notification for the Change of Use from Office (Class E) to Residential (Class C3	-	-	-	-	E(g)(i)	0.16	0.16	370	Not Started
25/00681	Fairford	25/00681 /OPANOT	Furzey Hill Farm, Furzey Hill, Meysey Hampton, GL7 5LD	Prior notification for the change of use of agricultural buildings to class B8 storage	B8	0.03	0.03	250	-	-	-	-	Not Started
25/02843	Fairford	25/02843/FUL	Garners Field, London Road, GL7 4DS	Erection of storage unit (Use Class B8) on existing hardstanding	B8	0.08	0.08	100	-	-	-	-	Not Started
25/03608	Fairford	25/03608/FUL	Kennels Cottage, Fairford Park, GL7 4JQ	Change of use to Class E(g)(i) (offices) and associated external alterations	E(g)(i)	0.05	0.05	168	E(g)(i)	0.05	0.05	168	Not Started
25/02992	Hatherop	25/02992 /OPANOT	Home Farm, Netherton, Quenington, GL7 5DD	Prior Approval for the Change of Use from Agricultural Buildings to Flexible Commercial Use (Class E)	E(g)(i)	0.13	0.13	909	-	-	-	-	Not Started
2867	Hazelton	19/02099/FUL	Hazleton Autos Garage, GL54 4DX	Partial demolition of existing workshop and erection of four bay extension to workshop 2. Erection of one bay extension and single storey	B2	0.39	0.39	392	B2	0.39	0.39	70	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				lean to extension to workshop 1. Erection of bin enclosure. Creation of 13 parking spaces and associated landscaping									
5999.6	Kemble	22/04184/FUL	Building 430, Kemble Airfield	Redesign of previous approved development to create 2 No. new Units D4 and D4a in lieu of Units 2 3 4 and 5	E(g)(iii)	0.159	0.159	413	B2	0.159	0.159	39	Under Construction
23/00486	Kemble	23/00486/FUL	Linden House, Limes Road	Change of use of ground floor offices to residential use ancillary to existing dwelling and associated works	-	-	-	-	E(g)(i)	0.05	0.05	95	Under Construction
25/00725	Long Newton	25/00725/FUL	The Great Tythe Barn, Folly Farm, Newnton Road, Tetbury, GL8 8XA	Installation of ground mounted solar panels and the erection of a storage building and associated works to provide essential storage space and a more sustainable supply of electricity to the Great Tythe Barn	B8	0.23	0.23	192	-	-	-	-	Not Started
21/02230	Longborough	24/01073/FUL	The Sitch, Moreton	New single storey garage and MOT	B2	0.14	0.14	401	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Road, Longborough, GL56 0QJ	centre with small storage mezzanine relating to two bays for expansion to be let short term as industrial space									
24/00260	Meysey Hampton	24/00260/FUL	Former Composting Site, Welsh Way, Poulton, GL7 5SZ	Change of use of former mushroom composting facility to provide Class B2 vehicle workshop together with ancillary office, storage and other associated works	B2	1.64	1.64	3,193	-	-	-	-	Not Started
24/00965	Mickleton	24/00965/FUL	Mickleton Nurseries, Stratford Road, GL55 6SU	Erection of barn and associated hardstanding	B8	0.08	0.08	211	-	-	-	-	Not Started
25/00109	Northleach with Eastington	25/00109/FUL	The Old Prison, Fosseway, GL54 3JH	Change of use of office accommodation within the Old Prison to form a single dwellinghouse together with associated alterations to the listed building	-	-	-	-	E(g)(i)	0.01	0.01	95	Not Started
23/03675	Oddington	23/03675/FUL	Berry Bank, Main Road, GL56 0XW	Change of use of existing general/heavy industrial site (use	E(g)(i) E(g)(iii)	0.01	0.001 0.01	135 935	B2	0.01	0.01	1,070	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				class B2) to flexible use (use class E(g)i [offices] and E(g)iii [light industrial])									
23/01234	Sapperton	23/01234/FUL	Land Parcel To The East Of Aston Down Airfield North Of 7-8 Aston Down, Frampton Mansell	Replacement storage industrial building (revision of approved plans to add first floor)	B8	0.01	0.01	98	-	-	-	-	Not Started
25/00720	Sevenhampton	25/00720/FUL	The Old Farmhouse, The Quarry, Brockhampton, GL54 5XJ	Change of use of part of domestic outbuilding from residential to B8 storage of vintage and classic motorcycles	B8	0.01	0.01	39	-	-	-	-	Not Started
24/02796	Somerford Keynes	24/02796/FUL	Field Farm, GL7 6DH	Demolition of redundant farm buildings and erection of farm shop/microbrewery., Part-retrospective change of use from agricultural (sui generis) to general industrial (Use Class B2) and farm shop (Use Class E)	B2	0.36	0.36	546	-	-	-	-	Under Construction
22/04338	South Cerney	22/04338/FUL	Fosse Nurseries,	Change of use of part of the site from plant nursery with	B8	0.22	0.22	230	-	-	-	-	Not Started

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			Cricklade Road, GL7 5QE	ancillary sales (Sui Generis) to Use Class E, erection of building, associated ancillary development and alterations to existing access									
25/02980	Stow-on-the-Wold	25/02980/FUL	Lloyds Bank Plc, The Square, GL54 1BJ	Change of use of first and second floor offices associated with a bank (Use Class E) into short term lets (Use Class sui generis), including amendments to fenestration	-	-	-	-	E(g)(i)	0.02	0.02	210	Not Started
25/00463	Tetbury	25/00463 /OPANOT	14 Church Street, GL8 8JG	Prior notification for change of use from commercial/business /service use to commercial/business /service use to ground floor and 2 two bedroom flats on first and second floors	-	-	-	-	E(g)(i)	0.02	0.02	206	Not Started
25/02003	Tetbury	25/02003/FUL	The Old Forge, Hampton Street, GL8 8LX	Conversion of existing furniture workshop into a single storey two bedroom dwelling	-	-	-	-	E(g)(iii)	0.009	0.009	90	Not Started
25/02311	Todenham	25/02311/FUL			B2	0.53	0.24	662	-	-	-	-	

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
			Wyatts Farmyard	Change of use of the agricultural barns at Wyatt Farm to flexible use class covering Use Classes B2 (general industrial) and BB (storage and distribution) - Part retrospective	B8		0.29	812					Under Construction
23/03475	Turkdean	23/03475/FUL	Leygore Farm Barn, GL54 3NY	Erection of single storey extension to office building	E(g)(i)	0.18	0.18	25	-	-	-	-	Not Started
23/03747	Upper Slaughter	25/01952/FUL	Manor Farm Buildings	Change of use of Main Block of Buildings to Children`s Nursery (Use Class E(f)) and Use Class E(g) together with internal and external alterations, conversion and extension of Dutch Barn to Use Class E(g) and as a saddlery and retrospective change of use of units 1 & 2 North Range to a veterinary practice (Use Class E (e)) with associated car parking, landscaping	E(g)	3.81	3.81	1,079	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
				and associated works									
24/00997	Weston Subedge	24/00997/FUL	4 Weston Industrial Estate, Honeybourne Road, Honeybourne, Evesham, WR11 7QB	Erection of single storey side extension	B2	0.08	0.08	48	-	-	-	-	Not Started
22/03534	Willersey	22/03534/FUL	Orchard Works, Willersey Industrial Estate, WR12 7QF	Employment development comprising new production, office, workshop and service buildings, covered storage areas, external storage areas for products and parts, parking areas and vehicular access to the B4632 road, landscaping and external works	B8 E(g)	3.02	1.51 1.51	3,311 3,311	-	-	-	-	Not Started
25/03743	Willersey	25/03743 /OPANOT	Heming Agricultural Engineers, Collin Lane, WR12 7PE	Prior notification for the conversion of agricultural buildings to flexible commercial uses - storage/distribution (Class B8)	B8	0.1	0.1	996	-	-	-	-	Under Construction

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)	Status
24/01803	Windrush	24/01803/FUL	Pinchpool Farm, OX18 4TT	Change of use from conditional agricultural/business use (B1) to B2 (general industrial)/E(g) (commercial, business and service)	B2	0.04	0.04	199	E(g)(iii)	0.04	0.04	199	Not Started

5. Lapsed planning permissions in 2025/26

5.1 Table 8 lists the planning permissions that lapsed in 2025/26

Table 8 – Lapsed planning permissions in 2025/26

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
22/02324	Bourton-on-the-Water	22/02324/FUL	Unit 2, Bourton Link, GL54 2HQ	Erection of two storey rear extension of industrial unit	E(g)(iii)	0.02	0.02	34	-	-	-	-
22/01300	Cirencester	22/01300/OPANOT	Apollo Court, Love Lane, GL7 1ZR	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class MA for change of use from class E (Office) to class C3 residential	-	-	-	-	E(g)(ii)	0.09	0.09	357

Site No.	Parish	Planning Reference	Site Name	Development Description	Use Class Gained	Total Area Gained (ha) (gross)	Proportional Area Gained (ha) (gross)	Floorspace Gained (m^2) (gross)	Use Class Lost	Total Area Lost (ha) (gross)	Proportional Area Lost (ha) (gross)	Floorspace Lost (m^2) (gross)
22/02304	Cold Aston	22/02304/FUL	Grove Farm, Grove Farm Lane, GL54 3BJ	Erection of meat processing unit, with offices and chilled storage	B2	0.01	0.01	117	-	-	-	-
20/04564	Kemble	20/04564/FUL	Plot D3, Kemble Airfield	Redevelopment of plot to create workshops, offices, storage and parking	E(g)(i)	0.18	0.07	220	-	-	-	-
					E(g)(iii)		0.11	318				
22/04327	North Cerney	22/04327/FUL	Nordown Farm, GL7 7DE	Change of use of existing buildings and yard to mixed B8, B2 and sui generis use	B2	0.39	0.20	462	-	-	-	-
					B8		0.20	462				
22/00769	Stow-on-the-Wold	22/00769/FUL	Tayler And Fletcher, The Square, GL54 1BL	Change of use from retail and offices (Class E) to hotel accommodation (Class C1), and external alterations	-	-	-	-	E(g)(i)	0.13	0.13	432
21/01793	Weston Subedge	21/01793/FUL	Unit 28A, Weston Industrial Estate, Honeybourne Road, WR11 7QB	Side Extension	E(g)(i)	0.02	0.02	25	-	-	-	-

Cotswold Retail & Town Centres Study

Cotswold Local Plan

ON BEHALF OF COTSWOLD DISTRICT COUNCIL

July 2026

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1. Introduction

1.1 This Retail and Town Centres Study ('the Study') has been prepared by Nexus Planning ('Nexus') for Cotswold District Council ('CDC'). It is intended that the Study will provide up to date evidence base information for the emerging Cotswold Local Plan which is being prepared by CDC as the main development plan document for Cotswold District with a lifespan for 2026-2043.

1.2 The emerging Local Plan, when adopted, is intended to replace the Cotswold District Local Plan 2011-2031. It will, amongst other things, set out policies and proposals for land use development in Cotswold District, including a long-term vision for the area, outlining where growth should occur, along with a suite of planning policies to guide decisions on planning applications. This will include a strategy and policies for the delivery of new homes, jobs and infrastructure to meet the needs of the local community and local economy.

1.3 Part of the spatial strategy within the emerging Local Plan will be in relation to the main 'town centres', including the definition of network of centres that meet the needs of the local communities, which will also include planning for new centres to meet the needs of new and expanding communities.

1.4 Preparation of the emerging Local Plan has commenced, with a Vision, Objectives and Development Strategy Options Paper consulted upon between February and March 2024. Following changes in national planning policy in December 2024, including the minimum length for Local Plans[1] and the method for calculating the number of homes needed in each local planning authority area, CDC have recently been consulting upon a series of preferred options for development.

1.5 In order to inform the emerging Local Plan work has been continuing on its evidence base. In order to inform this work, this Study has been commissioned to provide the following evidence base information and assessment work on retail and town centre issues:

a. A review of main settlements in Cotswold District in order to define a hierarchy of centres and support the wider spatial strategy within the Local Plan Review.

b. An assessment of the health of the main town centres across the District, along with main town centre land use provision across the smaller settlements not currently in the retail hierarchy.

c. A review of retail, leisure and town centre trends in order to set the context for the town centres strategy and the need to plan for new retail and main town centre uses across the District.

d. A review of current spending patterns across Cotswold District on retail and food/beverage land uses, including the market share of key destinations/settlements and the amount of spending which local facilities gain from visitor/tourist spending.

e. Assessments of need for retail, food/beverage and other main town centre land use floorspace, including the spatial distribution of provision.

f. Recommendations for retail and town centre planning policies for the Local Plan Review, including the opportunities/requirements for new retail/main town centre land use provision to support strategic development sites.

[1] 15 years

1.6 It is intended that this document will be made available by CDC as part of the forthcoming Regulation 19 consultation for the draft Local Plan, due in August 2026.

1.7 The most recent comprehensive review of retail land use provision and town centre strategy issues was undertaken by GVA for CDC in 2017: the Cotswold Retail Study Update 2016 (June 2017) (hereafter known as 'the 2017 Study'). The 2017 Study covered similar ground as this current Study including a review of the health of the main town centres in the District, an assessment of the need for retail land use floorspace, a review of the key development sites which can accommodate identified needs, along with the recommendations for the content of development plan policy. The recommendations of the 2017 Study informed the retail and town centre elements of the Cotswold District Council Local Plan, adopted in August 2018.

1.8 The preparation of this current Study has been guided by the contents of the current version of the National Planning Policy Framework ('NPPF') published in December 2024[2] and, in particular, Section 7 which details with planning policy. Given the preparation programme for the new Local Plan, it will be examined under the 2024 version of the NPPF. However, it is to be noted that a new draft version of the NPPF was published in December 2025 for consultation. Whilst the content of the new Local Plan will not be Examined in the light of the 2026 NPPF, the content of the new national policy document will nevertheless be a material consideration for future retail and other main town centre land use proposals in the District.

1.9 As part of the assessment of the topics outlined in paragraph 1.5 above, a wide range of data has been collected during the course of preparing this Study. This has included obtaining data on spending patterns across retail and leisure facilities in the Cotswold District area using evidence provided by Experian. This data has helped the Study understand the extent of the shopping and leisure catchments for the main 'town centres' along with out of centre provision and the market share of each settlement. In addition, land use data for the main 'town centres' and main settlements has also been collected in order to provide an up-to-date picture on the diversity of land uses in each of the main locations in the centre hierarchy.

1.10 The remainder of this document is structured in the following manner:

a. Section 2 provides a review of the background and context to the main 'town centres' and retailing issues in Cotswold District, including a summary of the recent stage of consultation on the Local Plan Review. Section 2 also provides a review of current national planning policy for retail and main town centre uses, along with recent legislative changes.

b. In order to provide up-to-date evidence base data for the emerging Local Plan, Section 3 provides a review of retail, leisure and town centre trends, including how the environment for retail and 'town centre' land use issues has evolved in recent years since the preparation of the 2017 Study.

c. Section 4 provides a comprehensive review of the current baseline regarding retail and other main town centre issues across Cotswold District. In particular, a review of the land use profile of existing defined town centres in the development plan hierarchy is provided, along with a review of the provision of main town centre uses in smaller settlements which do not currently have a defined town centre. As part of this review of the main settlements in the District, data on retail and food/beverage spending is reviewed in order to build up a picture of the catchment area of the main settlements.

[2] And updated in February 2025

d. Section 5 provides various strands of work which lead towards a retail and town centres strategy for the emerging Local Plan. In particular, this section provides:

    1. An assessment of the need for retail floorspace across Cotswold District, with particular focus upon the main settlements in terms of quantitative and qualitative provision. An assessment for food and beverage floorspace is also provided.
    2. Following the baseline assessment of need for retail floorspace, Section 5 also provides a detailed analysis of the spatial aspects of provision. Within this assessment we examine the need to plan for retail and other main town centre land use provision as part of the larger potential strategic development areas to be included in the Local Plan Review.
    3. Advice and recommendations regarding the content of strategic and development management policies for inclusion in the Local Plan Review, having regard to the findings of the spatial and need assessments in this Study and the content national planning policy.

e. Finally, Section 6 provides a summary of the content and recommendations of this Study.

1.11 All plans and other documents referred to in the main text of this report are contained in appendices.

2. Background & Context Issues

Introduction

2.1 In order to provide context for this Study and the formulation of the retail and town centre elements of the emerging Local Plan, it is helpful to provide a brief review of main background and context issues for 'town centre' and retail planning issues across Cotswold District and the surrounding area. In particular, this context section provides:

a. A review of current local planning policy towards town centre and retail issues, including the existing Cotswold Local Plan and the content of the 2025 Preferred Options consultation.

b. A summary of the main findings of the 2017 Retail Study regarding retail and town centre issues across Cotswold District.

c. A brief summary of current national planning policy (and guidance) regarding main town centre uses, along with salient parts of the ongoing reform of the planning system.

2.2 Each aspect is discussed in turn below.

Planning Policy and Evidence Base Information for Retailing and 'Town Centre' Issues in Cotswold District

Policy

2.3 The current adopted development plan for Cotswold District is the Cotswold District Local Plan 2011-2031, which was adopted in August 2018. Sections 9.7 to 9.9 of the Local Plan provide the retail and town centre land use strategy for the District. Policy EC7 outlines the town centre hierarchy, across four tiers of centre. These are as follows:

a. Town centre: Cirencester

b. Key Centres:

1. Bourton-on-the-Water
2. Chipping Campden
3. Moreton-in-Marsh
4. Stow-on-the-Wold
5. Tetbury

c. District centres:

1. Fairford
2. Lechlade

d. Local centres:

1. Northleach
2. South Cerney

2.4 The differentiated classification of these settlements for retail and main town centre land use purposes differs from Policy DS1 of the Local Plan which classifies all of these settlements as Principal Settlements for the purposes of the development strategy in the Plan.

2.5 Part 3 of Policy EC7 indicates that provision will be made for 400sq m net of convenience goods and 2,100sq m net of comparison goods retail floorspace within Cirencester over the Local Plan period. None of the other nine settlements in the town centre hierarchy in EC7 are provided with a net additional retail floorspace forecast, with the policy instead noting that support will be given to proposals in defined centres which maintain and enhance provision and the wider health of the centre. In addition, each of the centres listed in the hierarchy in Policy EC7 have a defined town, district or local centre boundary on the Local Plan policies map. Cirencester town centre also possesses primary shopping area and primary/secondary frontage definitions.

2.6 Policy EC8 provides detailed and wide-ranging criteria for the management of retail and other main town centre land use proposals. The policy deals with proposals within town centre boundaries, including how they contribute to the health, role and function of town centres, along with the consideration of proposals outside of the defined town centre boundaries for the centres listed in Policy EC7. This includes the operation of the sequential test, plus a series of assessment criteria in Part 7 of the policy (relating to accessibility, the assessment of the likely impact of proposals on town centre health and investment, impact on choice and competition, plus the contribution of proposals to the attractiveness and character of settlements).

2.7 Following on from Part 8 of Policy EC8, Policy EC9 outlines the approach to the assessment of retail development proposals located outside of the town centres listed in Policy EC7. It notes that retail proposals with a net increase of 100sq m or more, or proposals that relate to floorspace of 100sq m or above, will be assessed against their impact on the health of, and investment within, defined town centres.

2.8 Beyond the overarching policy in EC8, Policy S3 of the Local Plan provides the Cirencester Central Area Strategy, including historic environment, transport/parking/access, and redevelopment opportunities. S3 identifies car parks within the town centre as redevelopment opportunities, particularly the Brewery and Forum car parks. The Policy indicates that redevelopment proposals should be guided by a masterplan for the town centre which will be adopted as a Supplementary Planning Document.

2.9 Policy S1 of the Local Plan identifies four mixed use redevelopment opportunities in Cirencester town centre (Memorial Hospital, Sheep Street, Forum car park and Brewery car park), with the two car park sites identified retail-led development opportunities. None of the other Principal Settlements have identified redevelopment opportunities in the adopted Plan.

2.10 Outside of Cirencester town centre, Policy S2 of the Local Plan allocates a large area of land to the south of Chesterton as a strategic development area (including 2,350 dwellings). This allocation also includes the provision of a new neighbourhood centre as part of a series of community facilities to support the day-to-day needs of this new residential community.

Evidence Base

2.11 As noted in Section 1 of this document, the most recent comprehensive assessment of town centre land use issues across Cotswold District was the 2017 Retail Study. That study examined the town centre hierarchy across the District and included health centre assessment of those settlements which can feature as part of the former 'town centre' hierarchy in Policy EC7 of the Local Plan. The 2017 Retail Study also provided an assessment of the quantitative and qualitative need for retail floorspace across the District up to 2031 and provided advice on the main locations which could meet the

identified needs. Advice was also provided on the content of strategic and development management policies in the Local Plan, along with town centre boundary areas.

2.12 Alongside the 2017 Retail Study, CDC has commissioned/undertaken a number of different evidence base studies which have covered land use and accessibility issues in Cirencester town centre. These are:

a. Cirencester Town Centre Feasibility Study: Forecast Change in Uses to 2051, Nexus (November 2021)

b. Cirencester Town Centre Health Check Report, August 2021

c. Cirencester Site Assessments, Strategic Housing and Economic Land Availability Assessment (2021)

2.13 A summary of the content of the 2021 Feasibility Study can be found in Section 4 of this report.

National Planning Policy, Guidance & Legislation

National Planning Policy

2.14 The latest version of the NPPF was published in December 2024. This latest version provides a clear statement of the new Labour government intended approach to the planning system, with a particular focus around its objective of delivering 1.5 million new homes by the end of the current Parliament (in 2029).

2.15 The main section of the NPPF which deals with retail and town centre planning policy matters is Section 7: ensuring the vitality of town centres. No changes were made to this section between the 2023 and 2024 versions and the general content of national policy towards retail and town centres has remain relatively unchanged over recent years. The main elements of the current version of the NPPF are as follows:

a. Paragraph 90 asks that planning policies in development plans should:

"a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;

b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;

c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;

d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;

e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and

f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites".

b. In relation to development management issues, the two policy tests are the sequential and impact tests.

1. Paragraphs 91 and 92 note, in relation to the sequential test, that:

"Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored".

2. Paragraph 94, in relation to impact assessments, notes that:

"When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sq m of gross floorspace). This should include assessment of:
a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)".

2.16 Beyond Section 7 the only other change in the December 2024 version of the NPPF which directly relates to main town centre land uses is the inclusion of a new paragraph, No.97 (in Section 8), which relates to hot food take-away and fast-food outlets. It notes:

"Local planning authorities should refuse applications for hot food takeaways and fast food outlets:

a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or

b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour".

The Draft National Planning Policy Framework, December 2025

2.17 In December 2025, the Ministry of Housing, Communities and Local Government published a draft version of the new NPPF for consultation[3]. Section 8 of the draft NPPF splits town centre planning policy into two parts: plan-making and decision-taking. Policy TC1 addresses plan-making issues, with the key aspects comprising:

a. From the outset, TC1(1)(a) refers to development plans having a strategy for town centres. Whilst there is long-standing national planning policy support for town centres, the reference to town centre strategies being an integral aspect of plan-making is now proposed to be front and centre of national plan-making policy.

[3] The consultation runs until March 2026.

b. There remains a requirement to define a hierarchy of 'town centres' (TC1(1)(b), although the emphasis now falls upon town centres alone (without the reference to primary shopping areas). There is also a greater emphasis on areas of change, diversity, infrastructure, intensification and public realm, plus specific reference to residential development.

c. It remains the case that national policy expects local authorities to allocate suitable sites in town centres to meet the scale and type of uses needed. In a change to the current NPPF, these allocations should relate to needs over the plan period, and not the current policy of 'looking at least ten years ahead'. There is a subtle change between paragraph 90(e) in the current NPPF and TC1(1)(c) in the proposed draft NPPF. Both contemplate changing town centre boundaries, where there is justification to do so, however it is arguable that TC1(1)(c) is suggesting that local authorities should work harder to accommodate needs on vacant town centre sites and areas suitable for intensification.

d. It will be noted that the proposed new NPPF, like the existing NPPF, does not go into any detail about how 'needs' are to be defined and assessed. Maybe we'll get some guidance on this in future updates to the PPG.

e. Whilst it appears in the development management area of the current NPPF (para 94), there is now proposed to be, in plan-making policy (TC1(1)(e), a clear requirement, where appropriate to do so, to set locally defined floorspace threshold for impact assessments.

f. There is also now proposed to be specific reference to the use of Article 4 Directions, where they are justified in supporting the health and character of town centres.

g. There is also encouragement for local authorities to use design guides, masterplans and design codes to support their vision for town centres. This encouragement, in TC1(2), will no doubt have a relationship with the requirement for town centre strategies in TC1(1)(a).

h. Finally, it is notable that references to 'markets' (para 90(c) in existing NPPF) are proposed to be removed.

2.18 There are three proposed development management policies within the draft NPPF, which are intended to deal with the general policy approach to developments in town centres and also the management of proposals for main town centres uses located outside of town centres. Whilst there has been long-standing support for maintain and enhancing the health of town centres, there is now proposed to be a specific stand-alone national policy: TC2. It is directed specifically at proposals located within town centres, with the singular aim of supporting the overall vitality and viability of the centre. Importantly, it requires the decision maker to give substantial weight to this aspect. There is also specific emphasis on a diversity of uses in the proposed policy, but no specific mention of 'traditional' town centre land uses (i.e. retail, leisure, service uses) although residential uses do get a mention.

2.19 Policy TC3 is intended to deal with the sequential test. It is proposed to retain all the hallmarks of the existing town centre first approach (in paragraphs 91 and 92 of the current NPPF), although the following points should be noted. First, a number of aspects of the current NPPF are not proposed to be changed in the new NPPF. These include:

a. The sequence of locations for the sequential test: town centre, then edge of centre, followed by out of centre.

b. When considering edge and out of centre locations preference should be given to accessible sites that are well connected to the town centre2.

c. When considering the 'availability' of alternative sequentially preferable sites an 'available site' is either available now or expected to become available within a reasonable period.

d. There continues to be an exemption to the sequential test for small scale offices or other small scale rural development.

2.20 With regard to the proposed changes, there are three aspects. First, there is one minor 'clarification' in TC3(1), which now makes it clear that the sequential test will apply to proposals not in an existing centre nor *"in accordance with an allocation for that purpose in an up-to-date development plan".* The proposed change is the use of the phrase: 'for that purpose'. This is a subtle change from the current NPPF, which makes reference to *"not in accordance with an up-to-date plan".* This will, no doubt, be helpful in those cases where there is debate over whether an edge or out of centre proposal on an allocated site is 'in accordance with an up-to-date plan'.

2.21 Second, an element of the current version of the PPG has made its way to the new NPPF. This existing guidance, which would now become policy, states: *"In doing so it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development proposed".*

2.22 Third, the biggest potential change in the application of the sequential test related to TC3(3). The proposed wording of this part of the sequential test policy states:

> *"In doing so it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development proposed, and it should be considered whether the type of development proposed could be accommodated across multiple sites".* [our emphasis]

2.23 The reference to 'multiple sites' suggests a requirement to consider, in certain circumstances, the concept of disaggregation in the sequential test. Specific reference to disaggregation was removed from national policy when the first edition of the NPPF was published in 2012. It previously appeared in PPS4 (and the accompanying Practice Guidance) and, in summary, allowed a decision maker to consider whether a proposal, which was constructed of different elements, should be split up and accommodated on suitable and available separate alternative sites. This added an additional level of assessment for proposals involving retail and leisure parks or separate elements.

2.24 Finally, Policy TC4 deals with the assessment of the likely impact of certain development proposals on town centres. TC4 has many similarities with paragraph 94 of the current NPPF, namely:

a. It applies to retail and leisure proposals and not all main town centre land use proposals outside of town centres.

b. In line with the clarification for the sequential test (TC3), proposals for retail and leisure uses outside of centres will only avoid the impact assessment if they on a site allocated for the proposed use.

c. The two limbs of the assessment framework remain: impact on town centre vitality and viability, plus impact on town centre investment.

d. The default threshold for impact assessments is 2,500sq m gross floorspace unless there is an alternative locally-set development plan threshold.

2.25 Looking beyond the main NPPF policies, there is a proposed change in the Glossary which will affect the application of the sequential test, plus how some people approach the impact assessment test: the definition of edge-of-centre. Based upon the current NPPF, a decision on whether a site is either in-centre or edge-of-centre is dictated by its relationship to a defined Primary Shopping Area ('PSA') and the defined town centre boundary depending upon the land use. If it's a retail use, a town centre site is within the PSA. In addition, a retail site will be edge of centre if it is well connected to, and up to 300 metres from, the PSA. For all other main town centre uses, an edge-of-centre location is up

to 300 metres from the town centre boundary. Therefore, in theory, the site of a proposed retail development could be edge-of-centre even though it is within a defined town centre boundary. In the draft NPPF, the definition of edge-of-centre becomes more straight-forward: edge of centre is a location that is well connected and within 300 metres of a town centre boundary for all main town centre uses.

2.26 Other proposed changes to the NPPF Glossary include:

a. Within the definition of 'main town centre uses', 'banks' and 'professional services' have been added into the definition (which otherwise lies unchanged).

b. To support the reference to masterplans in the town centre plan-making policies, 'masterplan' is now defined in the Glossary.

c. There are minor changes to the definitions of 'out of centre' and 'out of town', where the word settlement replaces the phrase 'urban area'.

2.27 There are no substantive changes to the definition of a 'town centre' in the draft NPPF.

Planning Practice Guidance

2.28 National policy contained within the NPPF is supported by the contents of the Planning Practice Guidance ('PPG') which is intended to assist with the preparation of development plans and the determination of planning applications. One of the main sections of the PPG covers a range of land use planning issues for town centres and retail uses, including: (a) planning for town centre vitality and viability; (b) permitted development and change of use in town centres; and (c) assessing proposals for edge and out of centre development. Those parts of the PPG which are relevant to the scope and objectives of this Study are summarised later in this document.

Legislation and Other Initiatives

2.29 As part of the **Levelling Up and Regeneration Act 2023**, the secondary legislation was brought into force in 2024 which enables local authorities to progress **High Street Rental Auctions ('HSRAs')**. HSRAs are a new power for local authorities to require landlords to rent out persistently vacant commercial properties to new tenants such as local businesses or community groups. HSRAs provide local authorities with a strong tool to use in places where vacancy rates are a problem and where there is little cooperation between landlords and local authorities, however, they will not be applicable in all cases of vacant high street premises. When considering whether a HSRA will be appropriate, a local authority should consider whether the specific premises in question meets the requirements of the legislation, as well as whether alternatives to High Street Rental Auctions might be more appropriate.

2.30 To qualify for a HSRA, premises need to be situated on a designated high street or in a designated town centre and the local authority needs to consider them to be suitable for a high-street use. The local authority is responsible for designating their streets or areas where a HSRA could be used. The local authority must maintain and make available to the public a list describing, and a map showing, any high streets or areas it has designated. This is similar to the process a local authority would take to designate and display a conservation area. In designating a street or area in which a HSRA could be used, the local authority must be satisfied that the street or area is important to the local economy because of a concentration of premises undertaking high-street uses on the street or area.

2.31 Once a high street designation has been made in the correct manner, monitoring should take place to identify long term vacancies. Properties which have been continuously unoccupied for 365 days, or at least 366 days in a 24 month period, have the potential to qualify for a HSRA (so long as occupation of the premises for a suitable high street use

would be beneficial to the local economy, society or environment. Subject to those conditions being met, the HSRA process commences, with the aim of securing a new tenant for the property in question. Further information on HSRAs can be found at: https://www.gov.uk/government/publications/high-street-rental-auctions-non-statutory-guidance/high-street-rental-auctions-non-statutory-guidance.

3. Retail & Town Centre Trends

Introduction

3.1 A key part of building the background context for this Study is an examination of retail, leisure and town centre trends. Like any land use sector, economic and commercial market trends, along with external factors, will have an influence on how a local authority will plan for individual land uses and how it will develop strategic planning policies to guide development and other regeneration initiatives.

3.2 Based upon the scope of this Study, two areas should be examined: (a) national economic issues and trends; and (b) local issues in and around Cotswold District. Within these topic areas, it is important to consider events which have occurred since the preparation of the previous evidence base study on retail and town centre issues in 2017 and also the adoption of the Local Plan in 2018, including how actual events may have matched or diverged from previous forecasts and assessments. For the avoidance of doubt, this section of the Study provides 'a point in time' assessment of the UK economy and retail, leisure and town centre sectors. Therefore, its contents should be read and understood with this in mind.

National Trends

Consumer Spending

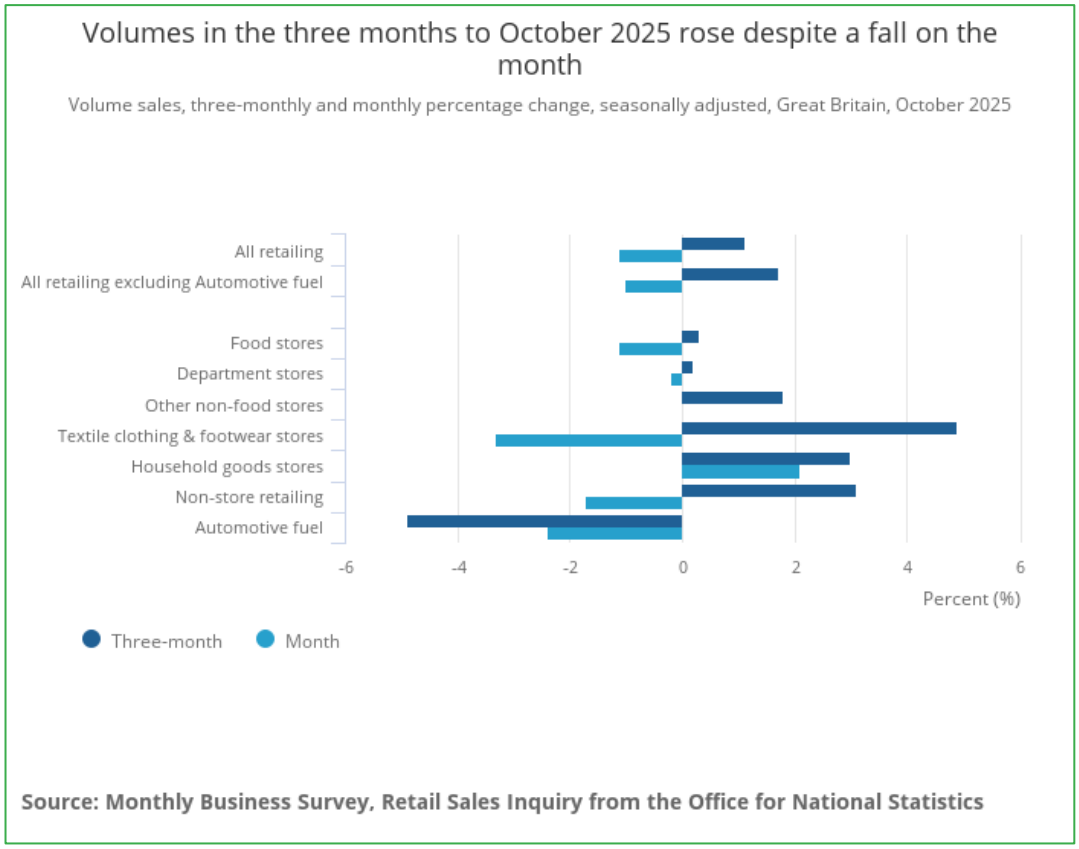
3.3 As consumer spending accounts for around 60% of GDP, the financial health of households and their ability to spend are crucial factors in determining an economy's performance. Traditionally, consumer spending is the driving force behind GDP growth in the UK. In recent years, however, this has not been the case. First, the Covid-19 pandemic and associated lookdowns resulted in temporary large drops in spending and big changes to spending patterns (such as a greater share of spending on goods and less on services). Then, just as spending had recovered to its pre-pandemic level, the period of high inflation in 2022 and 2023 squeezed household budgets, resulting in stagnant spending in real (inflation-adjusted) terms.

3.4 In November 2025, the ONS announced that retail sales had fallen 1.1% in October, which was much worse than commentators had been expecting. This marked a steepening in the decline in retail sales volumes since the summer, following growth of 0.5% in September 2025, 0.7% growth in August and 0.3% growth in June. The sharp fall in sales in October mirrored the 1% contraction in sales in May 2025.

3.5 Figure 3.4 below provides data, from the ONS, on the changes in retail sales per category for October 2025 and the three month period leading up to (and including) October. The ONS reports that sales volumes rose over the three months to October 2025 as a strong summer for clothing stores reached its peak in September 2025. Within other non-food stores, computer and telecommunication retailers performed well, which retailers attributed to new product releases. Non-store retailers continued to rise in the three-monthly series, with retailers commenting on strong demand for gold which boosted online jewellers in September 2025.

3.6 Total sales volumes fell over the month to October 2025, the first monthly fall since May 2025. Supermarket sales volumes fell for the second month in a row. Clothing store sales volumes also fell following a recent peak in September 2025, with retailers reporting that consumers held back in preparation for Black Friday discounts. Online retailers within non-store retailing also dipped on the month, in part because of online clothing retailers. Some online retailers also mentioned delayed spending in the lead up to Black Friday.

Figure 3.4: UK retail sales, three-month and October 2025 change in sales



A Closer Look at the Retail Sector

3.7 Taking the above factors into account, Table 3.1 below provides a summary of Experian's 'central case' forecast for retail sales growth and associated floorspace requirements at the UK level over the short to medium term 2023-2032 and the longer term (2023-2040). The figures also take into account the impact of special forms of trading ('SFT') (i.e. internet shopping) and floorspace efficiency gains.

3.8 The table shows that efficiency gains in floorspace are likely to match retail sales growth minus SFT up to 2032, thus leading to a situation where there is negligible growth in retail floorspace. Over the longer term to 2041, the outlook is expected to improve slightly at 0.2% per annum and 7.8% overall from 2025 until 2041.

Table 3.1: retail sales growth, efficiency gains and floorspace requirements

	% p.a. 2025 - 2032	Cumulative Growth, 2025-2032	% p.a. 2025-2041	Cumulative Growth, 2025-2041
Retail sales growth	1.5	12.5	1.7	32.4
Retail sales growth, less SFT adjusted for sales from stores	1.1	9.0	1.3	24.9
Efficiency gains	0.8	7.3	0.9	17.1
% increase in floorspace required after efficiency gains (sales growth less efficiency gains)	0.2	1.7	0.4	7.8

Source: Experian, 2026

3.9 In order to get a broader picture of floorspace requirements, the above figures should also be read alongside vacancy levels across the country. At the present time, the national average rate for vacant retail and service property in town centres in the UK is 14.1%. This rate of vacancy has remained virtually unchanged since the Covid-19 pandemic when national average vacancies stood at 13.8% in 2021-2022. However, these levels are noticeably higher than pre-pandemic levels of 11.3% in 2018 and 12.0% in 2019. This overall picture, where almost one in six units within the UK's retail centres is empty, is a clear cause for concern and is a key indicator of potentially too much retail floorspace within town centres. However, it is also important that this wider UK situation should, however, be compared with local circumstances in Cotswold District, which is covered in the next section of this report.

3.10 Alongside sales growth, it is also important to examine retail spending volumes, as this type of forecast is a key input into local authority retail floorspace capacity assessments, such as those contained in the 2017 Retail Study. In particular, the scale of change in retail spending will have an influence on the turnover of existing retail stores and also help to establish whether there is a case for net additional floorspace to be provided over the course of the development plan period.

3.11 Table 3.2 below compares the forecast annual changes in retail expenditure per head on all comparison goods from the time of the 2017 Study and the latest available (March 2026) forecasts from Experian. The table shows the year-on-year change forecasts over the period 2017-2031. This period matches the assessment timeframe in the 2017 Study and allows for a comparison on a consistent basis with the forecasts used in the 2017 Study and also the latest forecasts from Experian.

3.12 Table 3.2 shows that, at the time of the 2017 Study, the total forecast growth up to 2031 was circa +46%. However, the latest future retail spending (per head) forecasts, published in March 2026, show that the combination of actual and forecast change to amount to +16% between 2017-2031. Therefore, the total level of forecast growth in total comparison goods spending per head has reduced by around two-thirds since the previous evidence base study.

Table 3.2: forecast year-on-year change in per capita comparison goods spending from 2017 until 2031

	Retail Planner 13 (2015) % Growth p.a.	Retail Planner 23 (2026) % Growth p.a.
2017	2.9	4.2
2018	2.7	0.9
2019	2.8	3.0
2020	3.0	-8.1
2021	3.2	8.6
2022	3.1	5.0
2023	3.3	-8.5
2024	3.3	-1.5
2025	3.1	-0.5
2026	3.1	1.2
2027	3.2	1.8
2028	3.1	2.2
2029	3.2	2.5
2030	3.3	2.4
2031	3.2	2.7
Total Change, %, 2017-2031	***+46.5***	***+15.9***

Source: Experian, 2015 and 2026

3.13 The same exercise as contained in Table 3.2 is replicated for convenience goods expenditure per head in Table 3.3 below. This also shows a material difference between the forecasts available at the time of the 2017 Retail Study and the latest comparable forecasts in 2026. Once again, the focus is on the core period of 2017 to 2031.

3.14 Table 3.3 shows that in contrast to the +1.8% growth anticipated at the time of the 2017 Study (for the period 2011-2031), the latest forecasts for convenience goods spending per head show a -6% fall in the level of spending per head over the same period.

Table 3.3: forecast year-on-year change in per capita convenience goods spending between 2015 and 2040

	Retail Planner 13 (2015) % Growth p.a.	Retail Planner 23 (2026) % Growth p.a.
2017	0.3	1.9
2018	0.2	1.6
2019	0.2	-1.3
2020	0.1	7.2
2021	0.1	-1.2
2022	-0.1	-2.8
2023	0.1	-5.1
2024	0.2	-2.8
2025	0.1	-1.5
2026	0.1	-0.5
2027	0.1	-0.5
2028	0.1	-0.2
2029	0.1	-0.2
2030	0.1	-0.3
2031	0.1	-0.2
Total Change, %, 2020-2034	***+1.8***	***-5.9***

Source: Experian, 2015 and 2026

3.15 It should be noted that the expenditure per head figures in Tables 3.2 and 3.3 above are total spending levels, inclusive of spending via special forms of trading (i.e. internet shopping). Therefore, Table 3.4 below compares the total annual change in spending per head for comparison goods against adjusted spending figures which strip out purely internet spend[4]. This comparison includes forecasts which were available at the time of the 2017 Study and the latest forecasts from Experian (2026).

[4] i.e. removing any spending which is not associated with physical stores, in order to distinguish between those sales which are fulfilled by stock held in Class E(a) stores.

Table 3.4: forecast year-on-year change in per capita comparison goods spending between 2015 and 2040

	2017 Study Comparison Goods % Growth p.a. (including online spend)	2017 Study Comparison Goods % Growth p.a. (excluding purely online spend)	2026 Study (2026 forecasts) Comparison Goods % Growth p.a. (including online spend)	2026 Study (2026 forecasts) Comparison Goods % Growth p.a. (excluding purely online spend)
2017	2.9	2.1	4.2	2.7
2018	2.7	1.8	0.9	-1.4
2019	2.8	2.1	3.0	2.0
2020	3.0	2.5	-8.1	-18.3
2021	3.2	3.1	8.6	9.2
2022	3.1	2.9	5.0	9.1
2023	3.3	3.4	-8.5	-11.1
2024	3.3	3.4	-1.5	-1.0
2025	3.1	3.2	-0.5	-1.1
2026	3.1	3.1	1.2	0.8
2027	3.2	3.3	1.8	1.2
2028	3.1	3.1	2.2	1.7
2029	3.2	3.3	2.5	2.0
2030	3.3	3.4	2.4	2.0
2031	3.2	3.3	2.7	2.2
Total Change, %, 2017-2031	***+46.5***	***+44.0***	***+15.9***	***0.0***

Source: Experian

3.16 Table 3.4 shows that, at the time of the 2017 Study, growth between 2017 and 2031 for comparison goods spending per head was circa +44% when purely online sales were removed from the forecasts. In contrast, the latest forecasts show no growth between 2017 and 2031.

3.17 It should be noted that the comparison between the 2017 and 2026 data is heavily influenced by the events of 2020 when comparison goods spending per head fell by 24%. Therefore, if the period 2020-2021 is removed from the comparison between the 2017 and 2026 data, then the (adjusted) growth for 2017-2031 used within the 2017 Study was +38%, whilst the latest forecasts suggest a +9% growth over the same period.

3.18 Table 3.5 below shows the market share of pure online sales for both convenience and comparison goods. Again, a comparison is made between the forecasts used in the 2017 Study and the data which is available at the present time. It will be noted that there is very little difference between the convenience goods spending data, but a much larger difference for comparison goods online spending. At the time of the 2017 Study, it was forecast that purely online sales for comparison goods at 2017 would be 13.1% of total spending. The actual proportion was slightly higher, at 16.6%. However, the forecasts for 2026 are considerably different: 15% online sales (as forecast at the time of the 2017 Study) and 26% online sales (based upon the latest forecasts provided by Experian). This scale of difference in the forecasts is expected to continue to 2031.

Table 3.5: special forms of trading allowances for convenience and comparison goods expenditure, 2017-2031

	2017 Retail Study – Convenience SFT	2017 Retail Study – Comparison	2026 Experian Forecast – Convenience SFT (adjusted)	2026 Experian Forecast – Comparison SFT (adjusted)
2017	3.3	13.1	3.1*	16.6*
2026	5.1	15.0	5.4	26.1
2031	5.8	14.6	6.1	28.0

Notes: 2017 Study data taken from forecasts published by Experian in October 2015. 2025 data based on forecasts published by Experian in March 2025. In both instances, Experian SFT data has been adjusted for sales associated with physical stores. *actual data, rather than forecasts.

The Retail & Leisure Sectors

3.19 Alongside data on retail and leisure expenditure, it is also important to examine trends in retail sector in terms of the presence of retailers and leisure uses in high streets and out of centre locations as this can also help to understand the wider aspects of 'need' from a commercial viewpoint.

The retail sector

3.20 Table 3.6 below provides data, published by Green Street and PwC, on store openings and closures across the UK. It shows that there has been a consistent net loss in store numbers, with circa 5,000 premises lost in 2023 and 3,800 in 2024. The number of store openings has been consistency lower in recent years (2023-2024) than the period 2015-2019, following the Covid pandemic. It is also notable that, since 2018, the net reduction in store numbers has been larger than the pre-2018 period.

Table 3.6: retail store openings and closures, 2015-2024

	Store Closures	Store Openings	Net Change
2015	13,268	12,121	-1,147
2016	14,439	11,806	-2,633
2017	16,274	12,264	-4,010
2018	15,304	8,767	-6,537
2019	17,338	9,690	-7,648
2020	17,532	7,655	-9,877
2021	17.219	7,160	-10,059
2022	11,530	7,903	-3,627
2023	14,081	9,138	-4,943
2024	12,804	9,002	-3,802

Source: Green Street and PwC

3.21 Table 3.7 concentrates upon net closures over the period 2014-2024 and breaks down the available data into separate locations. It shows the rate of change over the past decade and is based upon an indexation of 100 at 2014.

Table 3.7: outlet net closures by location, 2014-2024 (2014 = 100)

	UK Average	Retail Park	Stand Alone Stores	Shopping Centre	High Street
2014	100	100	100	100	100
2015	99	105	99	101	99
2016	99	103	98	100	98
2017	97	103	97	98	96
2018	94	102	95	95	92
2019	91	100	91	91	88
2020	86	97	88	85	83
2021	82	92	85	79	79
2022	81	92	84	78	77
2023	79	93	82	76	74
2024	78	93	81	75	73

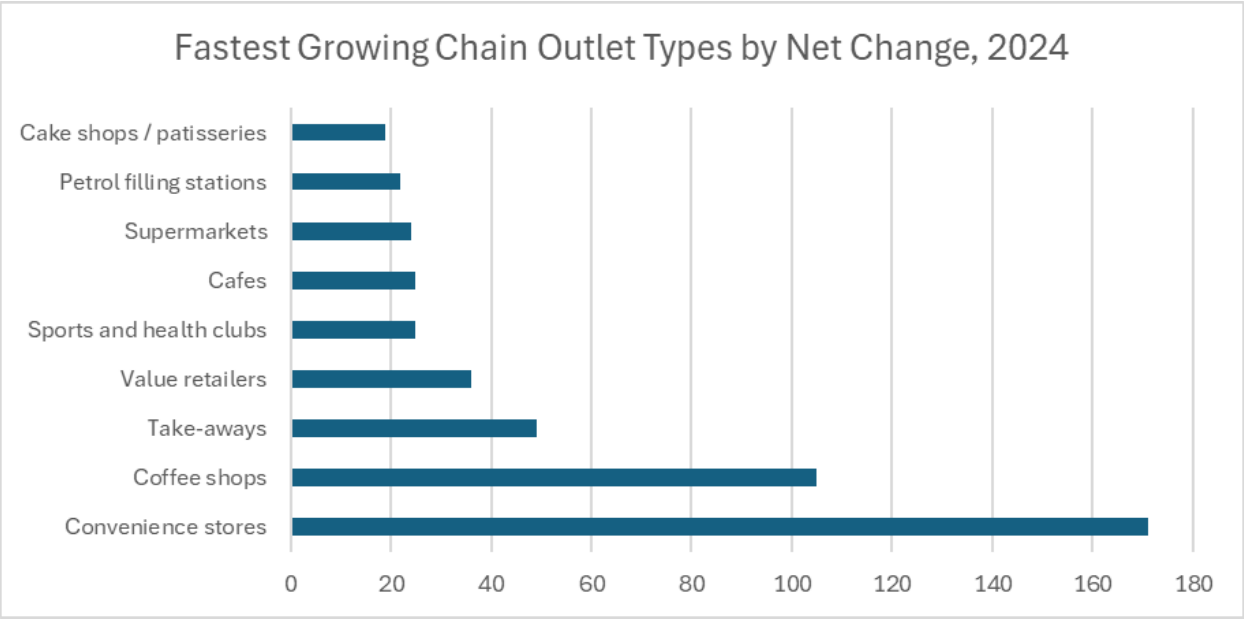
Source: Green Street and PwC

3.22 Against a backdrop of a net loss of stores between 2014 and 2024 across all locations, it is noticeable that a net loss in stores in retail park locations has only occurred since 2019. This is not matched by the other locations, with high street and shopping centre locations losing around one quarter of stores. Given the location of individual stores in shopping centre and high street locations, this has significantly affected the UK average, which has been a 22 point net loss up to 2024.

3.23 Figures 3.3 and 3.4 show the net change in different types of shops and service uses across the UK in 2024. Figure 3.3 shows the fastest growing chain outlets, by use type, in 2024 and indicates that the only two types of outlets which were able to add, on average, a net additional store per week (i.e. net change higher than 52) were convenience stores and coffee shops. However, despite lower levels of growth, the other types of businesses shown below are those which have also been able to make a positive contribution. Unsurprisingly, these include: cafes, sports and health club uses, supermarkets[5], value retailers and take-aways.

[5] Driven by the expansion programmes of ALDI and Lidl

Figure 3.3: fastest growing chain outlet types by net change, UK, 2024

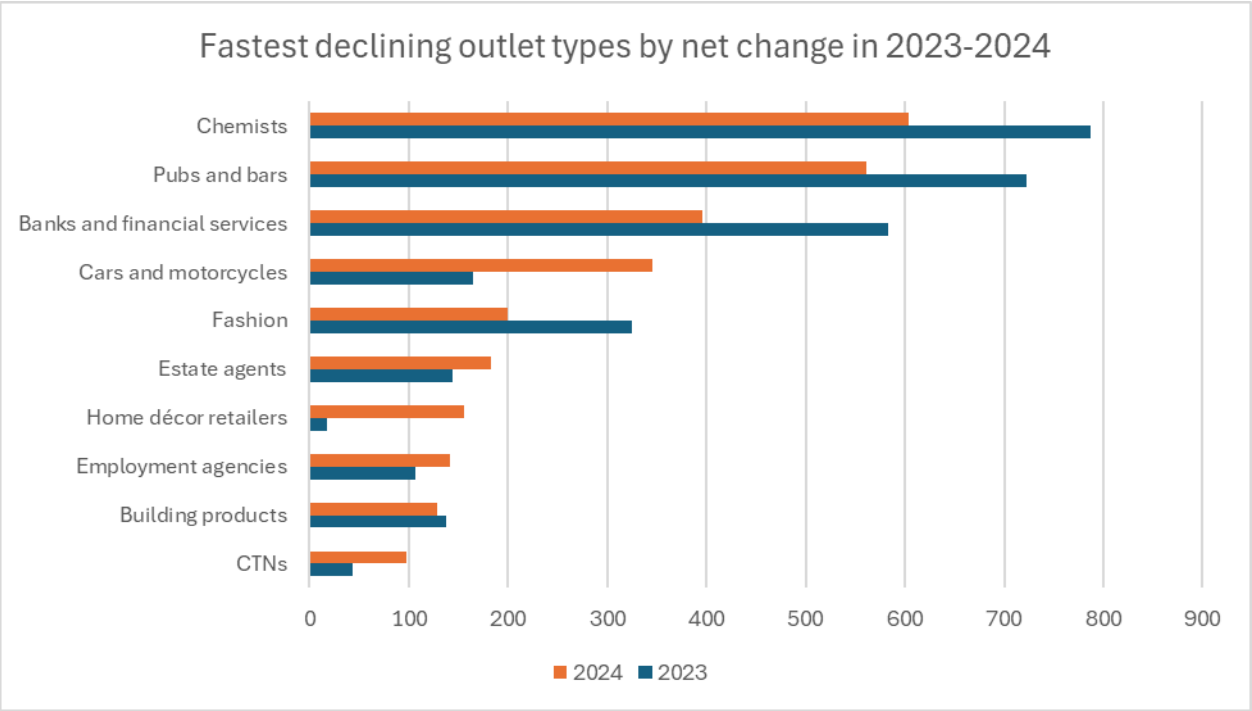


Source: Green Street

3.24 In contrast, the types of businesses shown in Figure 3.4 below are the ones showing the largest levels of decline from 2023-2024. The most notable, but probably not unsurprising ones, are chemists, pubs and bars and banks/financial services. There was a loss of around 600 chemists in 2024, following a larger loss of just under 800 chemists in 2023. In 2024, around 550 pubs/bars closed, which was less than the circa 700 units closing in 2023.

3.25 It is also notable that there has been a large number of closures in the clothing/fashion sector, with just over 300 stores closing in 2023 and 200 stores closing in 2024.

Figure 3.4: fastest declining outlet types by net change, UK, 2023-2024



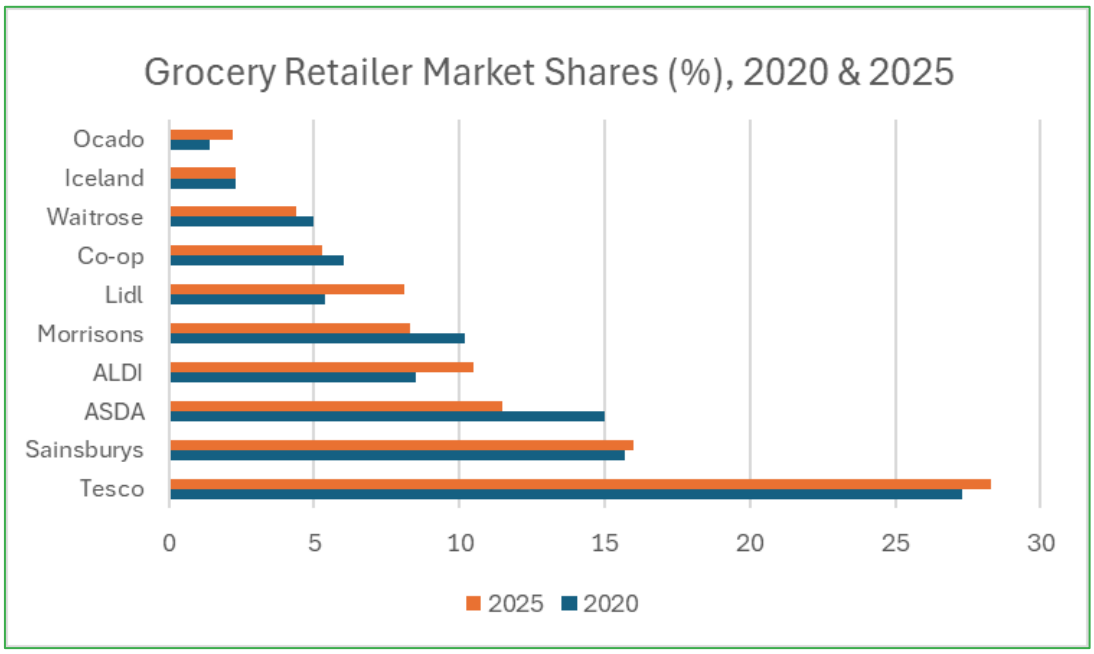
Source: Green Street

The grocery sector

3.26 Within the grocery retail sector, the headline trend over the past five years has been the continued rise of discount stores such as ALDI and Lidl. These operators are now a well-established part of the UK grocery sector and, in combination now (in 2025) control around 19% of the UK grocery market. Indeed, ALDI overtook Morrisons in 2022 to become the UK's fourth-largest grocer by market share.

3.27 Figure 3.5 below outlines the market share of the main grocery retailers in the UK in 2020 and 2025. The growth in market share for Lidl and ALDI is clear, which has largely been at the expense of ASDA and Morrisons. Tesco remains, by far, the largest grocer by market share, with 28.3% of spending in June 2025. The second highest market share is Sainsburys at 16.0%.

Figure 3.5: individual retailer market shares, 2020 & 2025



Source: Kantar

3.28 Looking forward, both ALDI and Lidl have significant continuing expansion plans and continue to be the most active in terms of proposed new store openings. Over the course of 2025, both retailers have opened their 1,000th store.

The leisure sector

3.29 Turning to the leisure sector, the available market data shows a complex picture. The COVID-19 pandemic had a huge effect on the performance of this sector, which led to significant business closures and loss of employment opportunities. The sector has bounced back and, according to research published by Deloitte, confidence reached a two year high in the first quarter of 2024. Since that time, however, recent research published by Deloitte has found that sentiment in 'eating out' and 'drinking in pubs and bars' declined by about 6 percentage points over the remainder of 2024. This has been driven by the cost of living and increasing prices in the leisure sector particularly in the food and beverage sector. In recent years, costs for leisure and hospitality businesses have increased significantly, driven by higher energy and food costs, along with rising wages.

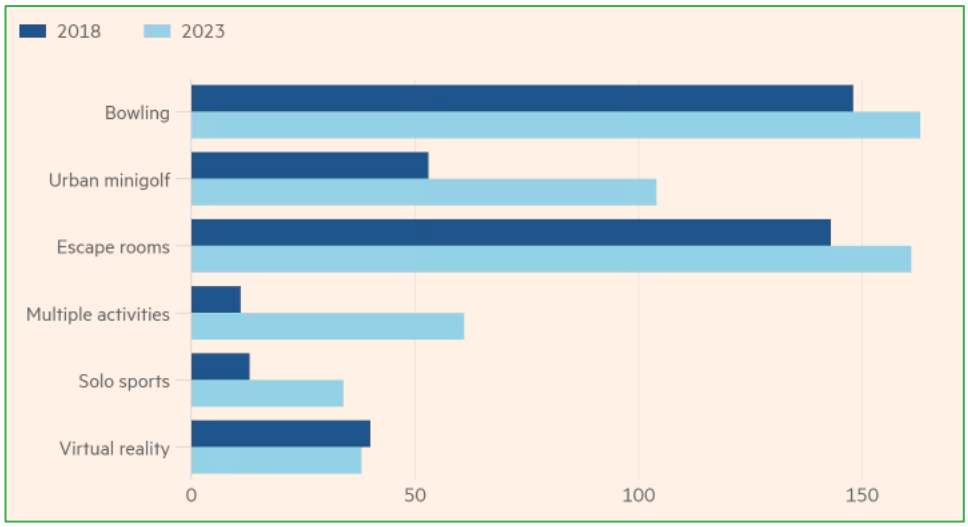
3.30 Data shown earlier in this section[6] indicates the impact of cafes and coffee shops on the occupation of premises on the high street, which is part of a longer-term trend in most city, town and district centres towards more of a service-based offer. Cafes have also been a big part of the evolution of out-of-town retail and leisure parks, which have traditionally focused upon comparison goods retailing and 'big box' leisure facilities (such as multi-screen cinemas and ten-pin bowling premises). With car parking areas under-utilised, and landlords looking for additional sources of income, proposals for stand-alone cafes (sometimes with drive-through elements) are now a common feature at out-of-town facilities; a trend which is also occurring as part of the expansion of discount foodstore operator sites.

3.31 Within the leisure sector, the post-pandemic period has seen some changes within key categories and their demand for space in town centres and out of town locations. In particular, there has been a shift in the types of venue being visited. In October 2024, Hollywood Bowl, the UK's largest ten-pin bowling operator indicated that like-for-like sales were a product of intensifying competition from new emerging leisure sectors, from axe-throwing to mini golf. Whilst 'active

[6] See Figure 3.3

family' venues, such as ten-pin bowling, remain popular, there has been a growth in other activity-focused venues such as darts, cricket, escape rooms, axe-throwing and shuffleboard. According to the real estate adviser Savills the number of UK activity-focused venues has increased by around 40% since 2018 to 600 in 2024. Savills expect that the number of sites will increase further to 800 by 2029. The increase in the types of venue, by activity between 2018 and 2023, is shown in Figure 3.6 below.

Figure 3.6: UK socialising venues, number by segment, between 2018 and 2023 (Source: Savills)



4. The Main 'Town Centres' & Wider Retail and Main Town Centre Land Use Provision

Introduction

4.1 A key foundation for the retail and 'town centre' land use strategy within the emerging Local Plan is a robust set of evidence in relation to land use provision and the wider characteristics of the main 'town centres' in Cotswold District, along with a particular emphasis on retail floorspace provision within and outside of the defined 'town centre' area. Therefore, this section of the Study provides:

a. A review of the land use profile of the defined 'town centre' areas for those settlements included in the existing town centre hierarchy, as defined by Policy EC7 of the Local Plan, along with the main elements of retail floorspace provision outside of these defined boundaries.

b. For the other Principal Settlements (i.e. those without defined town centre boundaries), this section provides a review of the main town centre land uses present throughout these settlements. In addition, the same process has been undertaken for the Non-Principal Settlements.

c. An assessment of current spending patterns and associated market share levels for retail and food/beverage uses across the Principal Settlements, including an analysis of the catchment areas of these settlements and, where applicable, their defined 'town centres'.

Evidence Gathering

'Town Centre' Land Use Data

4.2 An analysis of data on retail, leisure, service and other main town centre uses provides a key contribution to the Study in a number of different ways. First, it provides a key indicator of the current performance, role and function of each defined 'town centre'. Second, it enables an analysis of the land use characteristics of each centre. Third, the land use assessment provides an important contribution to the assessments of retail and food/beverage floorspace need which will be undertaken later in this Study.

4.3 The scope for this Study focuses upon those Principal Settlements who feature as part of the 'town centre' hierarchy in Policy EC7 of the Local Plan, along with the other Principal Settlements (not included in EC7) and a series of Non-Principal Settlements. The scale and extent of information gathered for these settlements is proportionate to their size and place in the 'town centre' hierarchy.

4.4 During November 2025, Nexus undertook a series of land use surveys across main Principal and Non-Principal settlements. The surveys recorded all main town centre uses within the defined town centre boundaries for those settlements included in the Policy EC7 hierarchy, along with notable retail uses outside of these defined boundaries. For those principal and non-principal settlements without a defined town centre, all main town centre uses across the settlement were recorded. In order to assist with the gathering this land use data, town centre research data from Experian GOAD was used for Cirencester, Tetbury and Stow-on-the-Wold.

Spending Patterns Data for Retail & Food/Beverage Uses

4.5 A further key aspect of our evidence base analysis is a review of current shopping and retail spending patterns across the District, including market share data for the main centres and grocery stores. In order to inform this assessment, this

Study has obtained spending data from Experian's Spend Insight ('ESI') database. This is a database of around 4 million debit and credit cards from across the UK and provides data on spending levels at specific shopping destinations and the source of this spending[7].

4.6 The data which has been obtained from Experian is based upon the following parameters:

a. Spending data has been obtained for the key locations across Cotswold District area. This has concentrated on the larger of the Principal Settlements, along with specific foodstores/supermarkets and (for Cirencester) key retail park/warehouse facilities.

b. Spending data has been obtained for grocery stores, comparison goods shops and food/beverage facilities (such as cafes, restaurants, pubs/bars, and take-aways).

c. In order to build up a picture of the shopping catchment area of the main locations, the ESI spending data has been obtained on a zone-by-zone basis. This enables our analysis to show the scale of spending (and associated market share) from defined individual parts of the Cotswold District area. Figure 4.1 below provides a plan of the zones which have been used to organise the ESI data. These zones are based upon postcode sector areas and are consistent with the zones used in the 2017 Retail Study. Table 4.1 below provides a list of those postcode sectors that comprise each zone. A plan of the study area is also contained at Appendix A to this report.

d. In addition to the expenditure which is flowing to specific destinations in Cotswold District area from each of the eleven study area zones, the ESI data also provides an estimate of spending attracted by Cotswold retail and food/beverage facilities from outside of the study area[8].

e. The spending data provided by ESI is based upon the calendar year 2024.

[7] For the avoidance of doubt, the ESI data does not record cash sales and, therefore, for the purposes of this assessment, patterns of cash sales are assumed to follow the same distribution as credit/debit card sales.
[8] Non-study area UK spending only.

Figure 4.1: plan showing study area used for the collection of Experian Spend Insight data

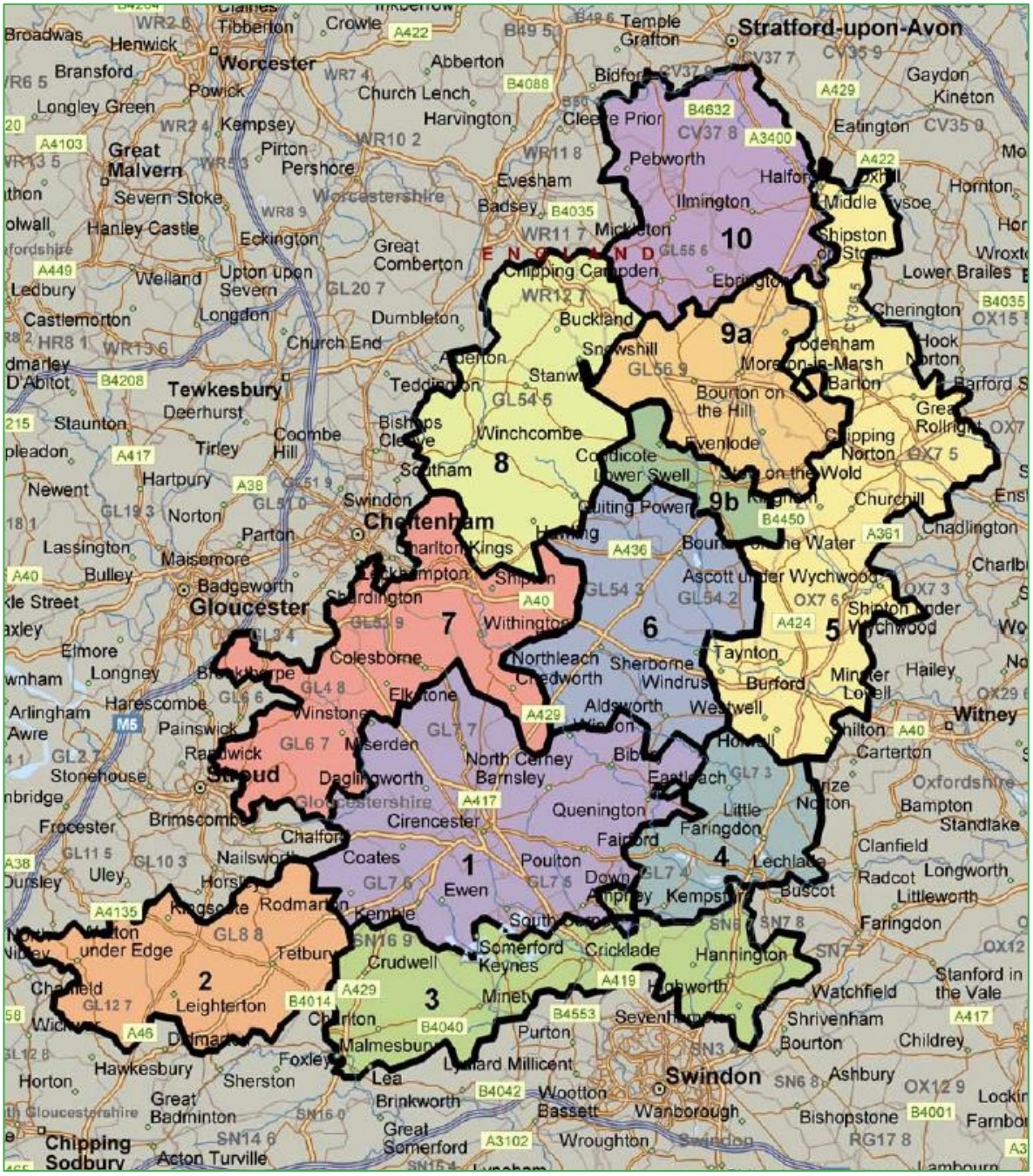


Table 4.1: study area zones and their constituent postcode sectors

Zone	Postcode Sectors
1	GL7 1, GL7 2, GL7 5, GL7 6, GL7 7
2	GL8 8, GL12 7
3	SN6 6, SN6 7, SN16 9
4	GL7 3, GL7 4
5	OX7 5, OX7 6, OX18 4
6	GL54 2, GL54 3
7	GL4 8, GL6 7, GL53 9, GL54 4
8	GL54 5, WR12 7
9a	GL56 0, GL56 9
9b	GL54 1
10	CV36 4, CV37 8, GL55 6

4.7 In order to turn the raw ESI spending data sample into market share levels for the various retail destinations in the Cotswold District area, the level of spending at each specific destination/area is expressed as a proportion of the overall spending (at all destinations) within each zone. The result of this process is shown in the market share data contained within Tables 4, 6 and 8 at Appendix B. These tables have been structured to provide the following information:

a. Across all of the tables, the market share of the main centres and other key destinations is shown on a zone-by-zone basis. For convenience goods retail provision (Table 4), data for all the main grocery stores in each settlement is provided, along with the main 'town centre' areas and an 'other' category for each main settlement.

b. A similar approach is taken for comparison goods shopping (Table 6), although the data concentrates upon a single market share figure for each settlement (apart from Cirencester[9]).

c. The market share assessment for both convenience and comparison goods spending also includes the following information:

   1. The proportion of retail spending, within each category, which is flowing to destinations outside of Cotswold District; and
   2. The proportion of spending on convenience and comparison goods which is being directed via online shopping[10].

d. The structure of the food/beverage market share data in Tables 8 (Class E(b) food/beverage) follows the structure of the comparison goods retail data.

[9] Where in-centre and edge/out-of-centre data is provided.
[10] The market share data for online shopping shown in Tables 4 and 6 at Appendix C comprises all online purchases for convenience and comparison goods. When reading this market share for each study zone it should be appreciated that the goods purchased via some of these online sales will be sources from physical bricks and mortar Class E(a) stores in the local area. This will be particularly true for grocery shopping online orders, where a large proportion of the order is sourced from the closest large foodstore/supermarket (rather than being sent from a Class B8 warehouse from elsewhere in the UK)

4.8 The market share data referred to for each of the main centres can be found in the following tables at Appendix B to this document:

a. Table 4 – convenience goods market share levels

b. Table 6 – comparison goods market share levels

c. Table 8 – market share levels for Class E(b)[11] and sui generis food/beverage uses[12]

4.9 Tables 5a, 7a and 9a translate the market share data for the various Cotswold District retail and food/beverage destinations into annual turnover forecasts for 2026 by applying the corresponding market share data to total available expenditure within each of the study area zone. This analysis is the first step in the wider quantitative need assessment which is described in Section 5 of this report.

4.10 These tables also provide an estimate of the amount of potential 'expenditure inflow' which is attracted by each of the main convenience, comparison and food/beverage destinations across the Cotswold District area. 'Expenditure inflow' comprises the amount of spending that destinations in the District are estimated to attract from customers residing outside of the study area. It has been calculated on the basis of the proportion of spending that the ESI data indicates is being spent by non-study area customers.

4.11 Further information regarding the data inputs into the quantitative assessment of spending patterns can be found in Section 5 of this report.

Review of Main Settlements within Cotswold District

4.12 Tables 4.1 and 4.2 on the following pages provide an overview of the main settlements in the District in relation to their place in the 'town centre' and settlement hierarchy, whether they currently benefit from a defined 'town centre' boundary and also a summary of the key land use data for each settlement.

4.13 The contents of Tables 4.1 and 4.2 below provide the following information:

a. The total number of retail and service uses still generally conform with the three existing elements of the Principal Settlement classification (in Policy EC7). The largest town centre in the District remains, by some considerable margin, Cirencester (with 313 retail and service units) followed by (in descending order): Stow-on-the-Wold, Tetbury, Moreton-in-Marsh and Bourton-on-the-Water (each of which are defined as 'key centres').

b. In most cases, there is a notable separation between the amount of retail/service uses present in those Principal Settlements which currently feature as part of the centre hierarchy in Policy EC7 and those settlements which are not within EC7. The only area where the boundaries between the two different classifications become blurred is for South Cerney and Mickleton, which contain a similar number of these uses.

c. It will also be noted that the number of retail and service uses with a number of the Non-Principal Settlements is of a similar scale to a number of the Principal Settlements. However, despite a similar scale of

[11] Cafe and restaurant uses
[12] Drinking establishments and take-aways

provision in many cases, it will be noted that all of the Principal Settlements not currently included in EC7 contain at least one convenience store whilst many of the Non-Principal Settlements do not.

d. It should be noted that the above characteristics are confined to the existing scale of retail and service land use provision across the main settlements within the District. There will be other factors which will influence the scale of provision in individual settlements, including the size of the settlement itself and the proximity of other settlements (which may have their own retail/service provision).

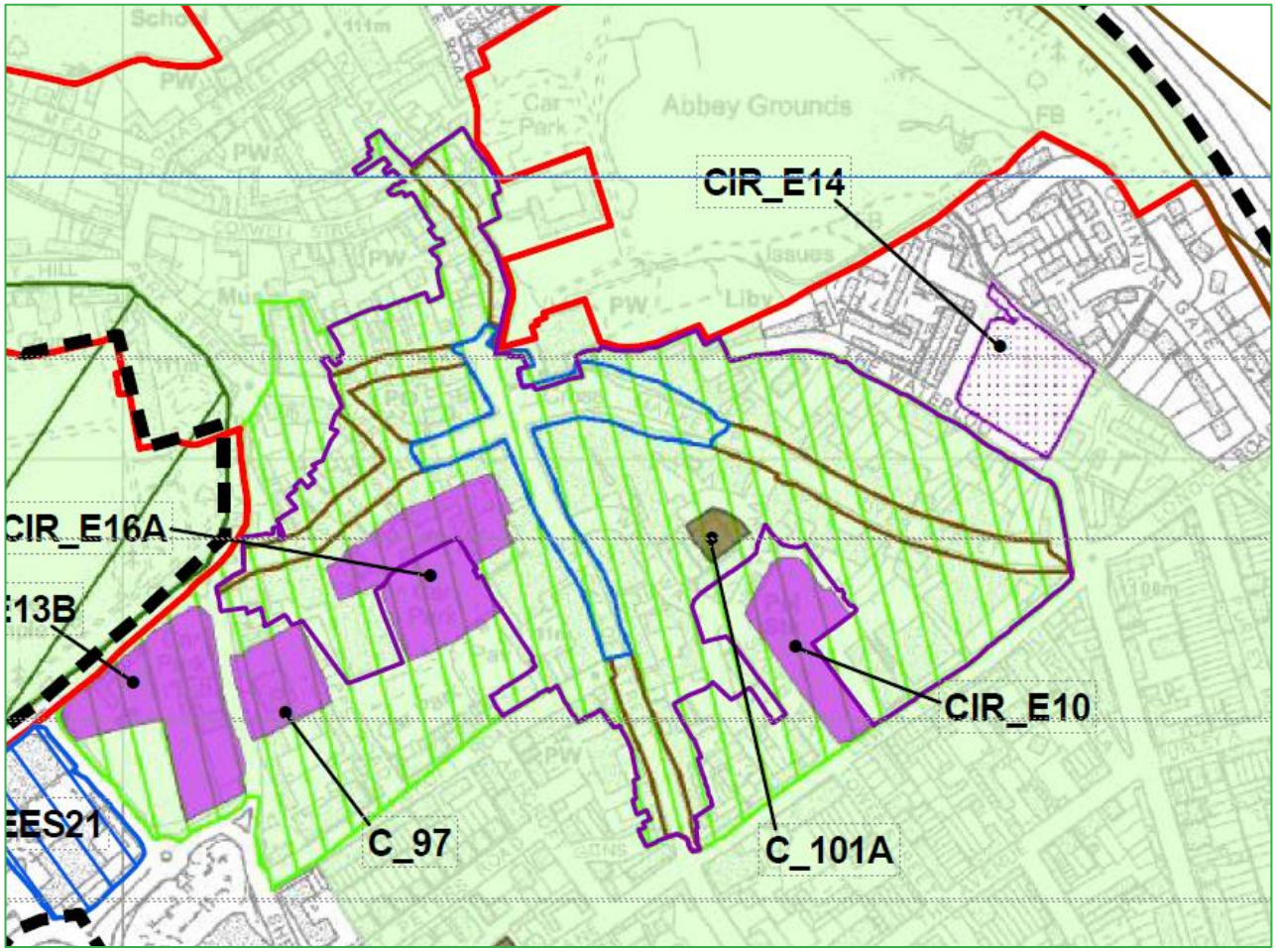
4.14 The information in Tables 4.1 and 4.2, along with the detailed information and analysis in the remainder of this section, will provide a baseline assessment of provision which will inform the future retail and main town centre land use strategy recommendations later in this Study.

4.15 A summary of the main characteristics of all of the main settlements can also be found in Section 6 of this document.

Cirencester

4.16 Cirencester is, by some margin, the largest defined town centre in Cotswold District. It is the only Principal Settlement to be classified as a Town Centre in the adopted Local Plan, a document which defines the following areas within the town centre: (a) town centre boundary[13]; (b) primary shopping area[14]; (c) primary frontage[15]; and (d) secondary frontage[16]. These areas are shown in the extract from the adopted policies map in Figure 4.2 below.

Figure 4.2: extract from adopted policies map for Cirencester town centre



4.17 Following the 2017 Retail Study, the Council commissioned Nexus to undertake a further study of Cirencester town centre in 2021: Cirencester Town Centre Feasibility Study: Forecast Change in Uses to 2051 ('the 2021 Cirencester Study'). The study was commissioned to consider anticipated future changes in the composition of Cirencester's 'high street' to 2051. The study reached the following conclusions:

a. At the time of 2021 assessment, it was forecast that there may be a need for an additional 1,300sq m (net) and 1,900sq m (gross) of additional convenience goods floorspace in the town centre at 2051. The estimated

[13] Green vertical lines on plan in Figure 4.2
[14] Area edged in purple in Figure 4.2
[15] Area edged in blue in Figure 4.2
[16] Area edged in brown in Figure 4.2

comparison goods requirement over the same timeframe is more modest, equating to 600sq m net and 800sq m gross.

b. In terms of the service sector, the 2021 assessment identified that 900sq m of retail service floorspace and 2,000sq m of leisure service floorspace could potentially be supported at 2051. It was also forecast that the quantum of floorspace occupied by the financial and business service sector may remain broadly similar going forward.

c. Extracts from the 2021 Cirencester Study, showing the forecast change in land use floorspace between 2021 and 2051 are shown in Figures 4.3 to 4.4 below.

Figure 4.3: forecast change in floorspace by retail and service land use, 2021-2051

Sector	2021 Floorspace (sq.m)	Changes in Floorspace to 2026 (sq.m)	2026 Floorspace (sq.m)	Changes in Floorspace to 2031 (sq.m)	2031 Floorspace (sq.m)	Changes in Floorspace to 2036 (sq.m)	2036 Floorspace (sq.m)
Comparison	19,510	-900	18,610	+0	18,610	+400	19,010
Convenience	4,030	+600	4,630	+300	4,930	+200	5,130
Financial Service	5,270	+0	5,270	+0	5,270	+0	5,270
Leisure Service	10,700	+0	10,700	+500	11,200	+300	11,500
Retail Service	5,080	+0	5,080	+200	5,280	+200	5,480
Vacant	6,420	+300	6,720	-1,000	5,720	-1,100	4,620
Total	**51,010**	**+0**	**51,010**	**+0**	**51,010**	**+0**	**51,010**

Sector	Changes in Floorspace to 2041 (sq.m)	2041 Floorspace (sq.m)	Changes in Floorspace to 2051 (sq.m)	2051 Floorspace (sq.m)
Comparison	+500	19,510	+800	20,310
Convenience	+200	5,330	+600	5,930
Financial Service	+0	5,270	+0	5,270
Leisure Service	+400	11,900	+800	12,700
Retail Service	+200	5,680	+300	5,980
Vacant	-1,300	3,320	-2,500	820
Total	**+0**	**51,010**	**+0**	**51,010**

Figure 4.4: proportion of floorspace by retail and service use, 2021 & 2051

Sector	Composition of Floorspace at 2021 (%)	Composition of Floorspace at 2051 (%)
Comparison	38.2%	39.8%
Convenience	7.9%	11.6%
Financial Service	10.3%	10.3%
Leisure Service	21.0%	24.9%
Retail Service	10.0%	11.7%
Vacant	12.6%	1.6%
Total	**100.0%**	**100.0%**

d. The 2021 Study also indicated that, in commercial terms, the key opportunities for Cirencester town centre related to:

1. the potential to bring forward a cinema within Cirencester, which would likely be of a 'boutique format' in order to be accommodated on a town centre site;
2. the potential to supplement the hotel offer in the town centre;
3. the quantitative need which exists towards the end of the reporting period to support a further moderately-sized supermarket in the town, which could be brought forward in the centre (subject to format and site availability); and
4. the potential to improve the leisure and cultural economies, which are perhaps not as substantial as we would expect given the wider role and function of the town (and its ability to attract visitors to the area).

4.18 For the purposes of this Study, the land use profile of Cirencester town centre has been updated via land use surveys undertaken by Nexus in Autumn 2025. The results of the 2025 surveys are shown in shown in Table 4.2 below and have been arranged to show the change in the number (and proportion) of retail and service land uses in the centre between 2021 and 2025. Table 4.2 also shows the amount of floorspace occupied by each of these land use sectors in 2021 and 2025.

Table 4.2: land use profile of Cirencester town centre, 2021-2025 (units and floorspace)

Sector	2021				2025			
	Units		Floorspace (sq m gross)		Units		Floorspace (sq m gross)	
	No.	%	No.	%	No.	%	No.	%
Convenience	20	6.0	4,030	7.9	22	6.3	2,820	5.5
Comparison	138	41.1	19,510	38.2	153	44.1	22,020	42.5
Retail Service	55	16.4	5,080	10.0	49	14.1	4,200	8.1
Leisure Service	51	15.2	10,700	21.0	61	17.6	12,240	23.6
Financial Service	35	10.4	5,270	10.3	28	8.1	3,840	7.4
Vacant	37	11.0	6,420	12.6	34	9.8	6,680	12.9
Total	**336**	**100**	**51,010**	**100**	**347**	**100**	**51,790**	**100**

Source: 2021 Cirencester Study, Table 3.1 and 2025 Experian GOAD updated by Nexus. Figures may not add due to rounding.

4.19 The contents of Table 4.2 indicate that the amount of convenience goods retail units has remained relatively static between 2021 and 2025, with a small rise from 20 to 22 units. Over this period convenience goods retailers have occupied around 6% of all surveyed units in the town centre, with a below the 2025 national average for convenience goods units in town centres of 9.4%. However, the amount of floorspace occupied by convenience goods retail provision has fallen by around one quarter between 2021-2025. This fall has been caused primarily by the closure of the Tesco store in the centre, with convenience goods floorspace now comprising 5.5% of all occupied retail and retail service floorspace. This proportion of occupied space is well below the 2025 national average for town centre convenience goods floorspace provision of 15.3%.

4.20 Between 2021 and 2025 the number of comparison goods units rose from 138 to 153. This represents 44.1% of all surveyed units and is well above the (2025) national average of 26.0%. Not only is this proportion of units well above the national average, but the increase in units between 2021-2025 (41% in 2021 to 44% in 2025) is in contrast to the national

trend which has seen a decline the proportion of comparison goods retailers in UK town centres (from 27.0% in 2021 to 26.0% in 2025). In line with the increase in the number of occupied comparison goods units, Table 4.2 also shows an increase in the amount of floorspace occupied by comparison goods retailers, from 19,500sq m in 2021 to 22,000sq m in 2025. This level of floorspace comprises 42.5% of all surveyed floorspace and is also well above the national average of 28.7%.

4.21 Table 4.2 also shows that the amount of retail and financial/business service uses in Cirencester town centre has declined over the period 2021-2025. The proportion of units occupied by these uses (14.1% and 8.1%) is however, similar to their respective national averages (15.8% and 7.9% respectively). The drop in the proportion of financial/business services in the town centre mirrors national trends, with this sector experiencing a significant level of decline in town centres over the past several years.

4.22 In contrast to the fall in retail and financial/business service uses, the amount of leisure service uses in the centre has increased between 2021-2025, from 15.2% to 17.6% of all surveyed units. Despite this rise, the proportion of leisure service uses in the centre remains well below the national average of 26.6%. A similar picture emerges for the amount of floorspace occupied by leisure service floorspace, although provision of occupied floorspace (23.6%) is also below the national average of 27.6%.

4.23 Vacant units in the town centre fell over the past few years, from 37 in 2021 to 34 in 2025. At 2025, the proportion of vacant units in the town centre comprised 9.8% of all surveyed units and which is well below the national average for town centre vacancies of 14.1%. Over the same period, the amount of vacant floorspace rose very slightly to circa 6,700sq m (gross) across the town centre. This comprises around 13% of all surveyed floorspace and is slightly below the national average equivalent of 14.3%. A large (new) contributor to this amount is the vacated former Tesco unit.

4.24 Following the closure of the Tesco store on Castle Street/Brewery Court, the largest town centre grocery store is a Marks & Spencer Simply Food on Dyer Street. As a consequence, the main elements of grocery retail provision in Cirencester can be found in edge or out of centre locations. There is a large Waitrose store a short walk to the southern edge of the centre (on Sheep Street), along with three foodstores (in out of centre locations) to the east of the centre: Lidl (Midland Road), ALDI and Tesco (both on Cricklade Road). Table 4.3 below draws upon information contained within the quantitative need assessment prepared for this Study and outlines the current trading performance of the larger grocery stores in Cirencester. Data is provided to show the amount of turnover which each store attracts from residents of the study area, along with expenditure which is associated with visitors/tourists. A comparison between the current forecasts turnover and the company benchmark turnover for each store is also provided.

Table 4.3: study area, total and benchmark turnover of grocery stores in Cirencester

	Study Area Turnover (£m)	Expenditure Inflow (£m)	Total Turnover (£m)	Benchmark Turnover (£m)	Forecast Actual Turnover as a % of Company Benchmark (%)
Marks & Spencer	4.73	1.49	6.22	4.03	+54
Waitrose	29.13	9.17	38.30	32.46	+17
Lidl	7.67	1.45	9.12	10.06	-9
ALDI	9.17	1.46	10.63	9.79	+26
Tesco	49.66	10.88	60.54	48.10	+20

Source: Tables 5a and 10a, Appendix B

4.25 The contents of Table 4.3 indicate that there is not a significant level of widespread trading above company average across the grocery retail sector in Cirencester. The M&S, Waitrose, ALDI and Tesco stores trade above average, whilst the Lidl store trades slightly below average. The above data also shows that the main grocery stores in Cirencester are able to attract a reasonably large proportion of their turnover from outside of the study area. For the Waitrose and M&S stores, this is in the region of one third of total turnover, whilst it is closer to one fifth of total turnover for the Tesco, ALDI and Lidl stores.

4.26 Table 4 at Appendix B shows the market share of the main foodstores in Cirencester. It shows that Zone 1 of the study area[17] forms the primary catchment area for convenience goods shopping provision in the town, with all convenience goods stores attracting 64% of in person till receipts from residents of this zone. Of the remaining spending associated with Zone 1 residents, 17.5% is directed to online shopping, part of which will also be associated with local stores (as online orders from Tesco and Waitrose are likely to be fulfilled from their stores in the town), with a further 15% spent outside of Cotswold District[18].

4.27 Table 4 at Appendix B also shows that grocery stores in Cirencester are also able to attract convenience goods spending from other parts of the study area. Those zones which the town is able to gain a reasonable market penetration rate are Zones 3, 4, 6 and 7 (14%, 21%, 11% and 10% respectively)[19].

4.28 Table 6 at Appendix B shows the market share levels for comparison goods stores across the District. For Cirencester, the data shows that 24% of person spending from residents of Zone 1 is directed towards stores in the town. The majority of the remainder of Zone 1 comparison goods spending is directed to online purchases (47%), followed by spending outside of the District (24%). Table 4.4 below outlines the combined market share of all comparison goods retailers in Cirencester across the eleven study area zones, along with the retail expenditure equivalent levels. The table also indicates the amount of comparison goods expenditure which stores in Cirencester gain from visitors from outside of the study area.

Table 4.4: market share and turnover levels, Cirencester, 2025

	1	2	3	4	5	6	7	8	9a	9b	10	Inflow	Total
Market Share (%)	23.7	5.2	7.1	8.8	0.3	4.9	3.7	0.8	0.4	0.9	0.1	43*	-
Turnover (£m)	46.2	4.4	9.4	5.1	0.3	3.0	3.3	0.8	0.2	0.2	0.1	42.7	115.5

Source: Excluding Dobbies garden centre, Siddington. Figures may not add due to rounding. *Experian data indicates that total turnover of comparison goods stores in Cirencester comprises expenditure inflow.

4.29 The above data indicates that the primary catchment area for comparison goods stores in Cirencester is focused upon Zone 1, with a secondary catchment which includes Zones 2, 3, 4, 6 and 7. In addition, it will also be noted from the contents of Table 6 at Appendix B that, whilst the market share of Cirencester in these five (secondary catchment) zones may appear low they are the highest market share for any Cotswold town centre. The data also shows that around 40% of the total turnover of comparison goods stores in Cirencester derives from spending associated with visitors travelling from outside of the study area.

[17] The zone in which Cirencester is located.
[18] This is likely to be associated with a combination of occasional grocery trips in surrounding areas (such as Stroud, Cheltenham and West Oxfordshire) along with grocery spending associated with day trips and vacations elsewhere.
[19] Zones 3, 4, 6 and 7 cover: Cricklade (3), Lechlade/Fairford (4), Northleach/Bourton-on-the-Water (6) and the rural area between Gloucester, Cheltenham and Cirencester (7).

4.30 Table 9a at Appendix B outlines the patterns of trade draw to the main settlements in Cotswold District for food/beverage facilities (i.e. cafes, restaurants, drinking establishments, and take-aways). It shows that the total turnover of food/beverage facilities in Cirencester town centre is circa £56.6m, with all over half of this total (£32.7m) deriving from expenditure inflow from outside of the study area. Of the £23.9m of expenditure which is attracted from study area residents, three-quarters (£18.3m) of this expenditure derives from residents of Zone 1[20].

4.31 The contents of Tables 5a, 7a and 9a indicate that the comparison goods retail sector makes the highest contribution to spending within the town centre, closely followed by the food/beverage sector, with the convenience goods sector a distant third.

Bourton-on-the-Water

4.32 Whilst many of the settlements in Cotswold District play a significant role in attracting visitors to the local area, Bourton-on-the-Water is arguably the most well-known of these centres, due to its unique built and natural environment. This role has been recognised in previous town centre-related development plan evidence base studies (such as the 2017 Retail Study), which can be characterised by a defined 'town centre' which caters for tourists and visitors more than it does for local residents. This was recognised by the shopping patterns survey information commissioned to inform the 2017 Retail Study and which is reinforced by more up to date household survey information which has been submitted in support of a current planning application for a new ALDI foodstore on the western side of the village area.

4.33 The main change in retail provision in Bourton-on-the-Water since the completion of the 2017 Retail Study has been the completion (and opening) of a new Co-op foodstore on Station Road outside of the defined 'town centre' boundary. For many years, Co-op operated a modest-sized foodstore on Station Road although the store was dated and was not able serve a wide range of local needs[21]. At the time of the 2017 Retail Study there was an aspiration that the replacement Co-op store would be able to retain a larger amount of locally-generated grocery shopping trips, although the Experian Spend Insight data commissioned for this Study suggests that the previous situation, as described in the 2017 Retail Study, has not materially changed. Table 4 indicates that grocery stores in Bourton (primarily the Co-op) retain just 18% of convenience goods expenditure from Zone 6 (the zone in which Bourton lies), with substantial leakage of expenditure to stores in Stow-on-the-Wold, Cirencester and Moreton-in-Marsh.

4.34 Table 5a at Appendix B forecasts that the Co-op store on Station Road has a (2026) study area derived convenience goods turnover of £8.7m which is boosted by a further £2.6m of expenditure drawn from beyond the study area. At £11.3m, this total turnover is slightly below the national company average for Co-op (£14.61m, for this size of store[22]). The data in Tables 5a and 10a also suggests that the small Budgens store, which gains over half of its turnover from visitors from beyond the study area, is also trading at reasonably modest levels (and slightly below company average (£2.3m)).

4.35 Comparison goods retailers comprise circa 40% of all main town centre land uses in the defined 'town centre' area in Bourton. Gift shops, and similar retailers catering for the tourist/visitor sector, predominate within this sector, with very few other businesses catering for the day-to-day needs of the local community. Table 7a (at Appendix B) indicates that three-quarters of the annual comparison goods turnover of comparison goods stores in Bourton derives from customers who reside outside of the study area. The comparison goods sector has a forecast total turnover of £11.2m, of which £8.4m is forecast to derived from spending from outside the study area.

4.36 The balance between study area generated spending and expenditure inflow is even more pronounced for food/beverage outlets in Bourton. Around 85% of all spending in cafes, restaurants and other hospitality premises in Bourton is forecast to come from visitors/tourists. The total turnover of food/beverage facilities is forecast by Table 9a to be £28.5m, of

[20] With lower levels of expenditure being drawn from Zones 2, 3, 4 and 7.
[21] As evidenced by shopping patterns evidence.
[22] Taken from Table 10a, Appendix D

which £24m is attributable to visitors/tourists. The total level of annual turnover suggests that food/beverage uses contribute three times as much expenditure to the local economy as comparison goods retail facilities.

4.37 Outside of the defined 'town centre' area in Bourton, the main town centre land uses which are present comprise mainly of hotel and other types of visitor accommodation. The is, as noted above, a current planning application for a new ALDI foodstore and food/beverage outlet on land at Bourton Industrial Estate (close to the A429). Whilst a detailed assessment of this proposal has not been undertaken for the purposes of this Study, it would appear likely that, in addition to trade diversion from the Co-op store in Bourton, there would be a sizable amount of trade diversion from existing medium to large foodstores in Stow-on-the-Wold, Moreton-in-Marsh and Cirencester.

Chipping Campden

4.38 Chipping Campden is one of the larger Principal Settlements in the District in terms of the size of its defined 'town centre' area. Our latest land use survey indicates that there are 48 main town centre land uses, including 4 convenience goods stores and 23 comparison goods retail outlets. In relation to convenience goods retail provision, Chipping Campden has relatively small-scale grocery stores including Co-op and One Stop stores on the High Street. Along with other small scale independent operators, Table 5a at Appendix B indicates that grocery stores in Chipping Campden attract £2.2m of convenience goods spending from residents of the study area, which is boosted by around £1.2m of expending inflow (from tourists/visitors) to provide a total forecasts turnover (at 2026) of £3.4m. Over three-quarters of study area derived turnover is drawn from residents of Zone 10, which is the home zone for Chipping Campden. Table 4 at Appendix B indicates that grocery stores in Chipping Campden attract only 2% of spending from residents of Zone 10, whilst around 70% of spending flows to grocery stores outside of the District (the majority of which is likely to flow to Evesham).

4.39 The comparison goods retail sector is the largest of the retail and service sectors in the defined 'town centre', with a range of provision which is orientated towards the furniture, homewares, art and antiques sectors. There are also a number of clothing stores, plus a bookshop which lies outside of the defined 'town centre' boundary. Table 7a at Appendix B forecasts that comparison goods stores in Chipping Campden will have a total turnover of £2.95m in 2026. Around one quarter of this total will be drawn from residents of the study area, with the other three-quarters comprising expenditure from visitors/tourists travelling from elsewhere.

4.40 In relation to service use provision, the data at Appendix B indicates that there are 3 retail service uses, 14 leisure service business and 4 financial/business service uses. Whilst leisure service uses are the second largest category of main town centre land use in the centre, this total is not as large (on a proportionate basis) as a number of the other large Cotswold towns.

4.41 The importance of the food and beverage sector, which is the main component part of the leisure services land use category, is demonstrated by the contents of Table 9a at Appendix B. Table 9a forecasts that food and beverage outlets have an annual (2026) turnover of £14.4m, which is broadly split between one third (£4.5m) from study area residents and two thirds (£9.9m) from expenditure inflow. The turnover of food and beverage uses in Chipping Campden is around four times as high as its grocery stores and five times as high as its comparison goods stores.

Moreton-in-Marsh

4.42 Moreton-in-Marsh is the 4th largest town centre in Cotswold District in terms of the number of main town centre land uses present in the defined 'town centre' boundary. During the land use surveys conducted for this Study in November 2025, 90 uses were recorded including 5 convenience goods retailers and 25 comparison goods retailers. The convenience goods retailers present in the town centre include a large Co-op foodstore at the northern end of the centre, which extends to circa 1,500sq m net sales and sells a reasonably wide range of convenience goods. The store is also

served by a large off-street surface level car parking area. The other four convenience goods retailers in the centre include a Tesco Express convenience store, two bakeries and a cheese shop.

4.43 A significant element of the convenience goods retail sector in Moreton is the ALDI store, which is located in an out of centre location (on the Fosse Way, close to North Cotswolds Hospital and Fosseway Garden Centre). The store was constructed several years ago. It is of a similar size to the town centre Co-op store, with a more focused range of grocery products which are associated with the value orientated ethos of the store.

4.44 Table 4 at Appendix B provides market share information for convenience goods retailers in Moreton. It shows that around 30% of convenience goods expenditure generated by residents of Zone 9a (the zone in which Moreton lies) is retained by stores in the town. This is split between the ALDI (14%), Co-op (10%), Tesco Express (3%) and other smaller town centre stores (4%). Table 4 shows that convenience goods stores in Moreton also draw spending from Zones 5, 6, 9b and 10, with the ALDI store possessing the highest market penetration in these zones (particularly Zones 6 and 9b). Table 4.5 below outlines the study area and total turnover levels of convenience goods stores in Moreton, along with their respective company average turnover levels. It shows that, whilst the out of centre ALDI store is forecast to trade close to its national company average sales density level, the Co-op and Tesco Express stores trade below their respective average levels (particularly the Co-op[23]).

Table 4.5: study area, total and benchmark turnover of grocery stores in Moreton-in-Marsh

	Study Area Turnover (£m)	Expenditure Inflow (£m)	Total Turnover (£m)	Benchmark Turnover (£m)	Forecast Actual Turnover as a % of Company Benchmark (%)
Tesco Express	1.3	0.7	2.0	2.20	-9
ALDI	11.4	2.0	13.4	12.19	+10
Co-op	5.2	1.7	6.8	15.39	-56
Other convenience goods stores	2.9	2.3	5.2	-	-

Source: Tables 5a and 10a, Appendix B

4.45 Comparison goods retailers comprise around one quarter of all main town centre uses in the defined centre, with the retail 'offer' of this sector heavily orientated towards furniture, art, homewares and antiques. This specialist nature of provision is reflected in the pattern of trade draw of comparison goods expenditure to stores in the town, with one half of total turnover (£14.4m out of £27.6m) deriving from shoppers outside of the study area[24]. Of the £13.2m of comparison goods expenditure drawn from residents of the study area, Table 7a forecasts that around one third is derived from residents of Zone 9a, with around 15% apiece from Zones 5 (Chipping Norton), 6 (Bourton-on-the-Water & Northleach) and 10 (Chipping Campden).

4.46 Service uses are the largest grouping of main town centre land uses, with just under half of all recorded uses[25]. The largest element are leisure uses, with a varied collection of food and beverage uses (restaurants, cafes and public houses). Table 8 at Appendix B indicates that food and beverage uses in Moreton-in-Marsh attract 11% of expenditure on food/beverage trips from residents of Zone 9a of the study area (the zone in which Moreton lies), along with circa 3% of expenditure from residents of Zone 9b. These market shares translate to a draw of £2.9m of expenditure from Zone 9a and £0.2m from Zone 9b, which contribute to an overall study area turnover of £4.5m (see Table 9a at Appendix B). The

[23] The 2017 Retail Study also forecast a comparatively poor performance for the Co-op store (formerly badged as a Budgens store), although other forecasts for this store (produced in associated with the planning applications for the ALDI store) have varied.
[24] See Table 7a at Appendix D.
[25] 42 occupied units (17 retail service uses and 25 leisure service uses).

data from Experian Spend Insight indicates that the food and beverage sector in Moreton-in-Marsh attracts two-thirds of its turnover from visitors travelling from outside of the study area. This is equivalent to circa £9.2m, out of a total annual forecast turnover of £13.7m (see Table 9a).

Stow-on-the-Wold

4.47 The latest land use survey of the defined town centre at Stow-on-the-Wold indicates that it contains 137 retail and leisure uses (see the land use profile in Section 4). Within this total there are 15 convenience goods retailers, including 6 bakers/confectioners and 4 grocery/delicatessen stores. This large number of convenience goods stores is influenced by the role and function of Stow-on-the-Wold as one of the key centres in the District for visitors and tourists, with convenience goods influenced by high-end/niche/visitor-orientated products. The main 'standard' grocery store in centre, which serves both the local population and visitors to the town centre is a Co-op on The Square. The modest product range of the Co-op indicates that it is orientated toward top-up and frequent modest-sized basket shopping trips.

4.48 The main grocery store in Stow-on-the-Wold is a large Tesco supermarket, located on the northern edge of the town. This store caters for both main and top-up food shopping trips and draws grocery trips from a wider catchment. Table 4 at Appendix B indicates that the Tesco store attracts 36% of convenience goods expenditure from residents of Zone 9b of the study area[26]. In addition to Zone 9b (the zone in which Stow sits), the Tesco store also attracts 11% of in-person grocery spending from residents of Zone 6 (Bourton-on-the-Water / Northleach) and 9a (Moreton-in-Marsh). In contrast, the catchment area for the town centre Co-op store is very much centred on Zone 9b, where the store has a 4.4% share of convenience goods spending. A similar picture emerges for other convenience goods retailers in Stow town centre, who have a 3.2% share of spending amongst Zone 9b residents, along with a 1.2% share spending in Zone 9a[27].

4.49 In addition to the study area derived market share levels, the contents of Table 5a at Appendix B also provide useful information regarding the source of spending in convenience goods stores in Stow. The table indicates that stores in the town centre draw a significant proportion of their turnover from non-study area shoppers, which emphasises the key role and function of the town centre as a visitor/tourism destination. Table 5a indicates that £0.6m of the Co-op store's total turnover (£1.4m) comprises 'expenditure inflow' which is equivalent to 77% of total turnover. The proportion of 'expenditure inflow' for other convenience goods stores in the centre is even higher at 94%. In contrast, 26% of the Tesco's convenience goods turnover is derived from non-study area residents. Whilst this is still a sizable part of the store's turnover, it is clear from this collection of data how the Tesco store has a primary role in serving the role of Cotswold District residents.

4.50 The largest retail/service sector in Stow town centre is the comparison goods retail sector, with 66 surveyed units (around half of the total number of units). Retailers are mainly local independents, with a particular focus upon antiques, art, homewares, clothing and gifts. Table 7a at Appendix B forecasts that comparison goods stores in Stow have a total annual turnover of £17.4m, with around two-thirds (£11m) deriving from visitor spending. The study area derived turnover of the centre is forecast to be £6.4m, which is drawn from a number of zones rather than the just the local area (Zone 9a)[28].

4.51 56 of the 137 surveyed retail and service uses in Stow town centre are service uses. The leisure service sector accounts for the majority of these units (36), which is a sector dominated by food and beverage outlets. The contribution of food/beverage outlets, particularly cafes and restaurants, to the financial performance of the town centre is clear from the contents of Table 9a at Appendix B. This shows that the total turnover of food/beverage outlets in Stow is £28.9m, which is around two-thirds higher than the turnover of comparison goods retail stores in the centre and around six times

[26] This level of market share is based upon in-store in-person spending, excluding any spending associated with the 17% online market share for Zone 9b residents which may be fulfilled via purchases from Tesco.
[27] Morton-in-Marsh
[28] Around one fifth of the study area derived turnover is drawn from Zone 9a, with £0.77m from Zone 9a (Moreton-in-Marsh), £0.76m from Zone 6 (Bourton-on-the-Water) and £0.86m from Zone 5 (Burford / Chipping Norton).

as much as the turnover of town centre grocery stores. Table 9a also shows that four-fifths of the turnover of food/beverage businesses in Stow is gained from spending from visitors, rather than the local population within the study area.

Tetbury

4.52 Tetbury lies in the southern part of Cotswold District and has the joint third largest collection of retail and leisure uses, alongside Moreton-in-Marsh and behind Cirencester and Stow-on-the-Wold. The land use profile data at Appendix B indicates that there are 94 retail and service uses in the defined 'town centre' boundary. At the time of the most recent survey, there were nine convenience goods retailers in the centre, including bakeries, a delicatessen and a Co-op foodstore. Table 5a at Appendix B indicates that, as a whole, convenience stores in the town centre attract £2.1m of expenditure from study area residents and have a total annual turnover of £3.9m. The majority of the study area derived turnover for convenience stores is drawn from Zone 2 of the study area, with very limited additional expenditure from Zones 1, 2 and 7. The Co-op store is forecast to have a modest trading performance (£1.4m), well below its national company average (£2.55m), whilst the remaining parts of the convenience goods sector have a collected turnover of £2.5m. This is also considered to be a modest trading performance.

4.53 The grocery retail sector in Tetbury is dominated by a large Tesco foodstore. Table 5a forecasts this store to have an annual total convenience goods turnover of £18.9m which is also below the Tesco company average performance for this size of store (£23.5m).

4.54 Like a number of other large Cotswold towns, Tetbury is also known for its antiques, furniture and homeware stores and this type of business make a significant contribution to the 53 comparison goods uses in the town centre. Comparison goods retailers comprise over half of the total number of surveyed retail/service units in the town centre, with Table 7a forecasting a total turnover for the comparison retail sector of £6.1m. Over half of this forecast turnover is drawn from spending by visitors to the town (from outside of the study area), although the forecast level of spending in the centre as a whole is surprisingly low. A contributary factor to this low forecast is the low market share for Tetbury within its primary catchment area (Zone 2), at just 2.5%. Table 6 at Appendix B indicates that 91% of comparison goods expenditure generated by residents of Zone 2 is either spent online or any destinations outside of the study area. In terms of the latter destinations in South Gloucestershire, Bristol and Bath are likely to be particularly attractors.

4.55 The contents of Table 9a (when compared with Tables 5a and 7a) indicates that the food/beverage sector in Tetbury is, by some margin, the largest contributor to the financial performance of its town centre. Table 9a indicates that £16.0m of expenditure is attracted by the town's food and beverage outlets, £10.4m of which is spending from visitors travelling from outside of the study area. Whilst Tetbury lies close to the southern edge of the study area (and therefore trips from South Gloucestershire, Stroud District and Wiltshire residents are likely to account for some of this expenditure, the level of 'expenditure inflow' is a sign of Tetbury's importance to the tourism/visitor industry in the District. Unlike some of the other main Cotswold settlements, the number of leisure service uses in Tetbury is not significant, which demonstrates the strong level of trading performance which is being achieved by those businesses present in the town.

Fairford

4.56 Fairford lies within Zone 4 of the study area and Tables 5a, 7a and 9a at Appendix B provide the following spending forecasts for retail and food/beverage uses in Fairford:

a. Convenience goods stores: total turnover of £5.1m, including £4.3m from residents of the study area.

b. Comparison goods stores: a total annual turnover of £2.3m, including £1.8m of spending derived from residents of the study area.

c. Food and beverage uses: £3.0m of expenditure derived from residents of the study area, as part of a total annual turnover of £6.8m.

4.57 In line with a number of other of the Principal Settlements in the District, the food and beverage sector in Fairford has a highest annual turnover although the scale of contribution of 'expenditure inflow' is not as great as some of the more tourism/visitor orientated towns and villages. Spending by visitors/tourists accounts for over half of the food and beverage turnover in Fairford, whilst the proportions for convenience and comparison goods retail are 16% and 27% respectively.

4.58 Within the convenience goods sector, Fairford has modest sized Budgens and Co-op convenience stores which are of a size more suited to top-up and small scale grocery shopping trips. Overall, grocery stores in Fairford attract a 8% market share of spending from Zone 4 residents. This is a similar market share to grocery stores in Lechlade, which is located nearby and also within Zone 4 of the study area. Table 4 at Appendix B indicates that there is a large 'leakage' of convenience goods expenditure from Zone 4, primarily to stores in Cirencester[29] (23%), along with stores outside of the District (likely to be stores within Swindon). Table 5a indicates that the Budgens store has a total forecast turnover of £2.6m, whilst the turnover of the Co-op store is £1.6m.

4.59 The data at Appendix B indicates that 16 of the 27 main town centre land uses are service uses. There are 8 leisure service uses (including two cafes, four take-aways and two restaurants). The five retail service uses in the defined 'town centre' boundary include four hair salons, whilst the financial/business service sector includes two officers and an estate agent.

Lechlade

4.60 Lechlade lies a short distance to the east of Fairford, on the south-eastern corner of the District. The data contained within Appendix B indicates that the defined 'town centre' boundary contained 35 main town centre land uses, split between 3 convenience goods retailers, 8 comparison goods retailers and 20 service uses. Like most other Cotswold towns, the largest service sector are leisure services (with 10 occupiers).

4.61 The main convenience goods retailer within Lechlade is a Budgens store, located on the corner of Burford Street and High Street. This store caters for small scale grocery shopping trips, particularly top-up food shopping. Table 4 at Appendix B indicates that grocery retailers in Lechlade attract circa 9% of spending on convenience goods from residents of Zone 4, with little market penetration within the other study area zones. Table 5a forecasts a study area derived turnover of all convenience stores of £4.4m per annum, which is boosted by a further £2.4m of spending from visitors/tourists travelling from outside of the study area.

4.62 Lechlade attracts around 5% of comparison goods spending from residents of Zone 5, which is notably higher than the other Principal Settlement in Zone 4: Fairford. Lechlade also attracts 1% of spending apiece from residents of Zones 1 and 3 of the study area. Overall, and as shown in Table 7a, Lechlade is forecast to attract £6.5m of comparison goods expenditure from the study area. The same table also shows that the town attracts a similar amount of comparison goods expenditure from visitors/tourists travelling from outside of the study area, giving a total comparison goods turnover for the town of £13.3m.

4.63 Table 8 indicates that food and beverage outlets in Lechlade attract a 4.6% share of spending amongst residents of Zone 4. This can be compared to 9.5% market share associated with nearby Fairford. Food and beverage businesses in the town also attract a small amount of spending from residents of Zones 1, 3 and 5 in the study area, with the overall study area derived (food/beverage) turnover for the town forecast to be £1.6m. Table 9a indicates that this study area derived

[29] Waitrose, Tesco and ALDI in particular

expenditure comprises around one third of total food/beverage turnover £4.6m in Lechlade, with £3.0m of expenditure associated with visitors/tourists.

Northleach

4.64 The land use surveys undertaken for this Study indicate that Northleach has 8 main town centre land uses within its defined 'town centre' boundary, along with a further 6 uses elsewhere in the town. Convenience goods stores comprise a Budgens, which sells a modest range of pre-packages and fresh grocery goods, with a sales area of 200sq m, along with a butcher (on Market Place). The leisure services sector is the largest sector, with three units, comprising pub/hotel, bar and café. There is also a beauty salon and a pharmacy. Outside of the defined 'town centre' boundary, there are a further three leisure service uses, including the Wheatsheaf Inn.

4.65 Tables 5a and 7a at Appendix B indicate that Northleach attracts very little comparison goods expenditure, which is unsurprising given the lack of comparison goods retail businesses[30]. Table 5a indicates that convenience goods store attract £1.7m of expenditure from residents of the study area, two-thirds (£1.1m) of which is spent at the Budgens store. Convenience goods stores are also forecast to attract a further £0.4m of expenditure from outside of the study area, which is equivalent to 19% expenditure inflow.

4.66 In relation to food/beverage expenditure, Northleach attracts £2.3m from residents of the study area, boosted by £2.6m from visitors travelling from beyond this area. Two thirds of the study area derived expenditure at facilities in Northleach is associated with residents of Zone 6.

South Cerney

4.67 South Cerney is the smallest of the proposed Principal Settlements in terms of main town centre land use provision. There are 8 main town centre uses within the defined 'town centre' boundary, comprising a bakery, pharmacy, hair salon, two public houses, a café, plus two take-aways. The defined boundary lies on either side of the northern part of Clarks Hay.

4.68 There are four further retail and service uses located outside of the defined centre boundary in South Cerney. These comprise a Co-op convenience store and Royal Oak public house on High Street, plus a One Stop convenience store on Broadway Lane and an outdoor sports store located close to Cotswold Water Park. The importance and popularity of the Co-op store to South Cerney is shown within our quantitative assessment (Table 5a) which forecasts a study area derived turnover of £2.1m for this store, which is boosted by a further £1.2m of expenditure from outside of the study area. The forecast turnover of the other convenience goods stores in South Cerney is £0.46m. The primary catchment area of the Co-op store is centred upon Zone 1, which contributes three-quarters of the store's study area derived turnover.

4.69 Table 7a indicates that the total forecast comparison goods turnover for stores in South Cerney is £6.9m. Given the lack of comparison goods stores, within the defined 'town centre' it is likely that a large part of this turnover will be associated with the outdoor clothing and sports store close to Cotswold Water Park. Overall, comparison goods floorspace within South Cerney gains around three-quarters of its turnover from outside of the study area.

4.70 A similar picture emerges for the forecast turnover of food and beverage floorspace in South Cerney. Table 9a at Appendix B forecasts an annual turnover of £14.1m, with £4.6m deriving from residents of the study area. Again, this pattern of trade draw is likely to be due to the presence of Cotswold Water Park. £3.3m of the £4.6m of food and beverage expenditure derived from the study area is attributable to residents of Zone 1.

[30] The only existing comparison goods retailer is a pharmacy, located within the defined 'town centre' boundary.

Other Principal Settlements

4.71 The other settlements proposed to be Principal Settlements in the emerging Local Plan are Mickleton, Upper Rissington, Blockley, Siddington, Kemble and Andoversford. None of these settlements have a defined 'town centre' boundary in the adopted Local Plan and our survey of main town centre uses reveals that each location has up to 10 main town centre uses. The key characteristics of these settlements are as follows:

a. All of these settlements have at least one convenience goods store, which comprise between one quarter and one half of all provision in these settlements. Mickleton has the largest amount of provision – 3 convenience retailers (one convenience store, one butcher and one deli – which account for one third of all the main town centre uses in the village. In the other settlements, provision is focused upon one convenience store / village shop.

b. Only two of the settlements (Mickleton and Upper Rissington) have comparison goods stores, which reflects the role of these locations within the retail hierarchy. A similar trend is found for retail services, which are only found in Kemble and Mickleton.

c. The largest single category within the other Principal Settlements is 'leisure services'. Apart from Upper Rissington (which does not have any leisure service uses) leisure service uses account for between one quarter and half of all uses in this grouping of settlements.

5. Towards a Retail and Town Centres Strategy for Cotswold District

Introduction

5.1 Having set out the baseline context for retail and main town centre land use provision within Cotswold District, this section of the Study turns to an assessment of the need for retail and food/beverage land use floorspace across the different parts of the District, followed by an assessment of the potential locations to meet the identified needs. The combined content of these assessments will provide an important contribution to the retail and town centres policy strategy in the new Local Plan.

5.2 In addition, as part of our assessment, this section of the Study also provides advice on the content of retail and town centre policies for the new Local Plan, taking into account the current version of the NPPF (which is the version of national planning policy under which the new Local Plan will be examined).

5.3 The remainder of this section is split into the following sections:

a. An assessment of the need for retail and food/beverage floorspace across Cotswold District, including assessments for convenience and comparison goods floorspace. Our assessment has considered quantitative and qualitative aspects of need.

b. As part of our qualitative assessment of need, this section also contains an assessment of the spatial aspects of need. This focuses upon specific needs which may arise as a result of strategic residential-led Local Plan allocations, including their relationship to the pattern of existing retail and defined 'town centre' provision across the District area.

5.4 Finally, this section provides advice around the content of retail and town centre land use policies for inclusion in the new Local Plan, taking into account the findings of our needs and spatial assessments and the requirements of national planning policy.

Quantitative Assessment

5.5 At the present time, national planning policy and guidance does not prescribe the specific nature of an assessment of 'need' for town centre land uses. However, it has been common practice for an element of these assessments to consider 'need' in quantitative terms via an analysis of expenditure capacity within a defined area. Such assessments consider the scale of available expenditure capacity and its ability to support existing retail and food/beverage floorspace and the potential for net additional floorspace over a prescribed period. This approach was adopted in the 2017 Retail Study and has been repeated for the purposes of this current evidence base study in relation to both Class E(a) retail floorspace and Class E(b) / sui generis food and beverage land use floorspace.

5.6 Our quantitative assessment which has adopted the following step by step methodology:

a. Setting a study area for the quantitative assessment which help guide the analysis local retail expenditure levels and shopping patterns.

b. Calculating the total level of available retail expenditure which is generated by residents of the different parts of the study area, using up to date local population estimates and local per capita retail expenditure forecasts.

c. Assessing local retail spending patterns in order to build up a detailed picture of the market share of the main convenience and comparison goods shopping destinations across the Cotswold District administrative area.

d. Applying these market share levels to available expenditure to forecast existing and future store / centre turnover levels.

e. Assessment of existing and future quantitative need levels by comparing the total turnover potential of existing floorspace against benchmark turnover levels (also taking into relevant retail floorspace commitments).

Structure of the quantitative assessment

5.7 Our quantitative assessment can be found at Appendix B to this Study and is structured in the following manner:

a. Table 1 – population levels within the study area, by zone

b. Tables 2a-2c - per capita expenditure, by study area zone, for retail and food/beverage purposes

c. Tables 3a-3c – total spending on retail and food/beverage purposes, by study area zone

d. Table 4 – convenience goods shopping market share levels within the study area

e. Tables 5a-5d – convenience goods study area derived turnover levels, plus expenditure inflow

f. Table 6 – comparison goods shopping market share levels, by study area zone

g. Tables 7a-7d – comparison goods study area derived turnover levels, plus expenditure inflow

h. Table 8 – food and beverage facility market share levels, by study area zone

i. Tables 9a-9cd – study area derived turnover (plus expenditure inflow) for food and beverage facilities

j. Table 10a – convenience goods floorspace benchmark turnover levels

k. Table 10b – retail floorspace commitments

l. Tables 11a-11l – quantitative need forecasts for convenience goods retail floorspace (main settlements(

m. Tables 12a & 12b – quantitative need forecasts for comparison goods retail floorspace (Cotswold District & Cirencester)

n. Tables 13a – food/beverage floorspace quantitative need forecasts (Cotswold District).

5.8 The various data inputs and methodological principles which have informed the above stages are explained in turn below.

Study Area

5.9 In order to enable a detailed assessment of shopping patterns and spending at retail and food/beverage outlets, the quantitative assessment is governed by a study area, a plan of which is attached at Appendix A to this report and also in shown in Figure 4.1 (at the start of the previous section of this document).

5.10 The study area covers the whole of Cotswold District and extends into surrounding administrative areas, including: West Oxfordshire, Stroud, Cheltenham, Tewkesbury and parts of south Warwickshire.

5.11 In order to allow the quantitative need assessment, along with other parts of this Study, to understand localised shopping patterns across Cotswold District area, the study area has been sub-divided into 11 individual zones. These zones match the zones used in the study area for the 2017 Retail Study.

Timeframe for the quantitative need assessment

5.12 The time period for the quantitative need assessment has been set with a base year of 2026 (the current year) and an end date of 2043, in order to match the time period for the Local Plan Review. In order to provide a picture of how levels of quantitative need change over time, our assessment provides interim forecasts for 2031 and 2036. This is also useful given that the reliability of economic forecasts will reduce over time, where more weight can be given the 2031 forecasts (whilst the 2036 and 2043 figures should be used as a guide).

Population

5.13 A key part of the assessment of quantitative need is the scale and distribution of population across the study area. The population levels for the eleven study area zones used within this assessment are contained in Table 1 at Appendix B.

5.14 In order to provide a basis for the quantitative need assessment which matches the development strategy in the emerging Local Plan, our assessment utilises a mixture of population forecasts (and associated data) from Experian, CDC and other parts of the evidence base for strategic planning across Gloucestershire. Examination of Experian's population forecasts for the study area reveals that they are likely to under-estimate population growth (based on planned house-building) in several of the study area zones[31]. As a consequence, for these specific zones we have used the population growth forecast for Cotswold District provided by the draft Gloucestershire Housing and Economic Needs Assessment and apportioned part of the forecast growth to Zones 1, 4, 6, 9a and 9b based upon the likely scale of house-building to be included in the new Local Plan[32].

5.15 Based upon this approach, Table 1 at Appendix B shows a 26% growth in the population levels across the study area. In light of the likely extent of house-building planned for the new Local Plan, the largest areas of proportionate growth between 2026-2043 in Cotswold District are forecast to be Zone 1 (Cirencester and the surrounding area) at 55%, 33% growth in Zone 4 (Fairford and Lechlade), Zone 9a (Moreton-in-Marsh) and Zone 10 (including Mickleton).

Per capita retail expenditure

5.16 Per capita spending on retail and food/beverage purposes for each of the study area zones has been obtained from Experian[33]. Use of separate forecasts for each zone enables the quantitative assessment to be informed by a socio-economic characteristics of the individual parts of the Cotswold administrative area, in order to provide a more accurate picture of local retail and town centre performance.

5.17 The spending data which has been obtained from Experian has a base date of 2024. This base data has been projected forward on the basis of forecasts contained within Experian's Retail Planner Briefing Note 23[34]. The forecasts which have been used are based upon Experian's annual adjusted convenience and comparison goods data. This version of the retail expenditure forecasts adjusts total growth/change to exclude purely online retail sales, given that the focus of

[31] These are Zones 1, 4, 6, 9a and 9b.
[32] The distribution of proposed house-building used in our assessment was set prior to the final draft Local Plan strategy and therefore may need to be updated in due course.
[33] Obtained in April 2026.
[34] Published in March 2026

this need assessment is on 'bricks and mortar' retail floorspace provision across Cotswold District[35]. The annual growth forecasts for convenience and comparison goods are shown in Table 5.1 below.

Table 5.1: % change per annum for per capita spending on convenience and comparison goods, plus food & beverage uses, 2026-2043

Year	Convenience Goods Spending per Head (% change p.a.)	Comparison Goods Spending per Head (% change p.a.)	Food & Beverage Spending (% change p.a.)
2026	-0.6	0.8	0.9
2027	-0.7	1.2	0.9
2028	-0.4	1.7	0.9
2029	-0.4	2.0	0.9
2030	-0.5	2.0	0.9
2031	-0.3	2.2	0.9
2032	-0.3	2.2	0.9
2033	-0.3	2.1	0.9
2034	-0.3	2.1	1.0
2035	-0.3	2.1	1.0
2036	-0.3	2.1	1.0
2037	-0.3	2.1	1.0
2038	-0.3	2.1	1.0
2039	-0.2	2.2	1.0
2040	-0.3	2.1	1.0
*2041**	-0.3	2.0	1.0
*2042**	-0.3	2.0	1.0
*2043**	-0.3	2.0	1.0

Source: Experian Retail Planner Briefing Note 23 (March 2026)

5.18 The above data shows that Experian are currently forecasting a year-on-year decline in spending per head on convenience goods up to 2041[36]. This decline will counteract part of any growth in population levels in the study area and therefore subdue the amount of additional convenience goods expenditure which will be made available to support both existing and net additional floorspace over the period 2026-2043. Comparison goods retail spending is expected to grow over the assessment period settling at an annual growth rate of circa +2% after 2029. Food and beverage spending is expected to experience annual growth of around +0.9% / +1.0% between 2026 and 2043.

5.19 The total levels of change for each of the ten study area zones can in found in Tables 2a-2c at Appendix B to this report.

[35] Experian note that "many stores sell online but source sales from regular stores rather than warehouses, implying an increase in required store floorspace to cater for rising internet sales". Therefore, it is not appropriate to use total retail spending to calculate future demand for retail space; nor is it satisfactory to use retail spending excluding all online sales. Therefore, Experian calculate growth rates for convenience and comparison goods that take into account the proportion of online trading using traditional floorspace.
[36] Experian's forecasts for retail and leisure spending extend to 2040 and therefore, for the purposes of this quantitative assessment we have assumed that the annual forecasts for 2039 & 2040 continue up to 2043.

Retail spending / shopping patterns data

5.20 A key part of the quantitative need assessment is the analysis of current shopping and food/beverage trip spending patterns. This data provides the basis for the assessment of current store turnover levels, the catchment area definition of these stores and also provides a starting point for the assessment of future levels of quantitative need.

5.21 For the purposes of assessment, we have utilised data from Experian's Spend Insight database. This is a database of around 4 million debit and credit cards from across the UK and provides data on spending levels at specific shopping destinations and the source of this spending. The ESI data has been provided separately for grocery stores, comparison goods stores and food/beverage destinations.

5.22 In order to create market share levels for the main retail destinations in Cotswold, all available spending data from the ESI database has been obtained for the key settlements for the 2024 calendar year. These settlements are Cirencester, Tetbury, Moreton-in-Marsh, Fairford, Bourton-on-the-Water, South Cerney, Lechlade, Chipping Campden, Mickleton, Upper Rissington, Northleach, Blockley, Stow-on-the-Wold and Siddington. Where available, data has also been sought for Kemble, Willersey, Andoversford, Down Ampney, Bibury, Coln St Aldwyn, Hatherop, Quenington, Driffield, Preston and Ampney Crucis.

5.23 The data which has been obtained from ESI provides a total sample spend at each of the chosen destinations / areas, which is then split into its constituent parts based on the eleven study area zones and the remaining amount attributable to expenditure inflow. This raw data is then translated into market share levels by expressing the sample spending/turnover for each destination as a proportion of all available spending in that particular zone. The resultant market shares for convenience and comparison goods, plus food/beverage destinations, are shown in Tables 4, 6, 8 at Appendix B.

5.24 The market shares in Tables 4, 6 and 8 are then applied to total available spending in each of the study area zones in order to provide a study area derived turnover estimate for each of the key Cotswolds settlements / areas. These can be found, for 2026 spending levels, at Tables 5a, 7a and 9a. Each of these tables also provide an estimate of the likely amount of spending which is drawn to each of the main destinations / areas in the District from outside of the study area. This estimate is based upon the proportion of spending which the raw ESI spending data indicates is drawn from outside of the study area. For the purposes of the quantitative assessment, it has been assumed that this proportion of turnover gained from 'expenditure inflow' remains constant over the assessment period.

5.25 The use of ESI provides an improvement over the 2017 Retail Study in relation to the forecasting of expenditure inflow in the study area, as the ESI data is able to record actual spending from those UK residents who are visiting the stores and centres in Cotswolds District. Whilst the ESI does not extend to international spending, providing better quality data on visitor/tourist spending is particularly important for this Study given the important of this customer group to the health of town centres across the District.

5.26 The market share levels in Tables 4, 6, 8 and 10 have been described in Section 4 of this document insofar as they relate to the picture that they build up in terms of the main catchment areas of each key settlements in the District.

5.27 The forecast turnover levels for the main convenience goods stores in Cotswold District are summarised in Table 5.2 below. Alongside these forecast turnover levels, Table 5.2 contains an indicative estimate of company average performance for each store, in order to provide a comparison of current indicative trading performance.

Table 5.2: forecast current total convenience goods turnover for the main foodstore/supermarkets in Cotswold District, 2026

Store / Centre	Forecast Turnover (£m)	Company Average Turnover (£m)
Marks & Spencer, Cirencester town centre	6.22	4.03
Waitrose, Cirencester	38.30	32.46
Tesco, Kings Meadow, Cirencester	60.54	48.10
ALDI, Cirencester	10.63	9.79
Lidl, Cirencester	9.12	10.06
Tesco Express, Chesterton	2.52	2.10
Co-op, Burford Road, Cirencester	5.52	1.87
Tesco, Tetbury	18.85	23.54
Co-op, Tetbury	1.39	2.55
Co-op, Moreton-in-Marsh	6.81	15.39
ALDI, Moreton-in-Marsh	13.37	12.19
Budgens, Fairford	2.63	1.80
Co-op, Fairford	1.60	1.52
Co-op, South Cerney	3.29	2.55
Co-op, Bourton-on-the-Water	11.33	14.61
Budgens, Bourton-on-the-Water	1.50	2.27
Co-op, Chipping Campden	1.86	1.98
Tesco, Stow-on-the-Wold	21.30	25.24
Co-op, Stow-on-the-Wold	1.43	1.41

Source: Tables 5a and 10a, Appendix B

5.28 The contents of Table 5.2 indicate a generally good level of trading performance for the larger foodstores in Cirencester, with many trading above company average. Trading performance in the stores in Moreton-in-Marsh, Bourton-on-the-Water, Stow-on-the-Wold and Tetbury is below average.

5.29 Table 5.3 below provides a summary of the comparison goods turnover of those settlements in Cotswold District which attract a large amount of expenditure from the study area and/or expenditure inflow. This data is broken down into study area derived turnover, the amount of comparison goods expenditure attracted from non-study area UK residents and total turnover levels. The total turnover of Cirencester is far in excess of any other of the main settlements in the District, with a total turnover of circa £115m[37]. The next highest turnovers can be found in Moreton-in-Marsh and Stow-on-the-Wold. However, one key theme which does emerge from the data contained in Table 5.3, which is taken from Table 7a at Appendix B, is the large proportion of turnover which comparison goods stores attract from outside of the study area (from UK visitors and tourists).

[37] Turnover of town centre and out of centre comparison goods stores.

Table 5.3: comparison goods turnover (£m) of the main centres in Cotswold District, by study area and inflow, 2026

Settlement	Turnover from Study Area (£m)	Turnover from Beyond Study Area (£m)	Total Turnover (£m)
Cirencester Town Centre	45.89	33.53	79.42
Cirencester	72.84	42.68	115.52
Tetbury	£2.60	£3.52	£6.12
Moreton-in-Marsh	£13.18	£14.39	£27.57
Fairford	£1.79	£0.48	£2.27
Bourton-on-the-Water	£2.81	£8.36	£11.17
South Cerney	£1.99	£4.88	£6.87
Lechlade-on-Thames	£6.48	£6.77	£13.25
Chipping Campden	£0.75	£2.20	£2.95
Upper Rissington	£1.52	£0.22	£1.74
Stow-on-the-Wold	£6.43	£11.01	£17.44
Siddington (Dobbies)	£6.84	£5.73	£12.57

Source: Table 7a, Appendix B

5.30 A similar exercise is undertaken for spending associated with food/beverage facilities across the main settlements. Whilst Cirencester attracts the highest volume of expenditure, the gap between its annual turnover and the turnover of other main settlements (such as Bourton-on-the-Water, Chipping Campden and Stow-on-the-Wold) is much smaller. One of the most distinctive elements of the food/beverage analysis is the proportion of spending attracted from outside of the study area: in all cases the proportion is above 100%. At South Cerney, Lechlade and Chipping Campden the proportion is close to 200%, whilst it is 375% at Stow-on-the-Wold and 589% for Bourton-on-the-Water.

Table 5.4: turnover of food and beverage facilities in Cotswold District derived from within and outside of study area

Settlement	Turnover from Study Area (£m)	Turnover from Beyond Study Area (£m)	Expenditure Inflow as a % of Study Area Turnover
Cirencester Town Centre	£23.87	£32.72	137%
Cirencester	£12.65	£14.91	118%
Tetbury	£5.60	£10.37	185%
Moreton-in-Marsh	£4.48	£9.20	205%
Fairford	£3.03	£3.75	123%
Bourton-on-the-Water	£4.13	£24.34	589%
South Cerney	£4.56	£9.55	209%
Lechlade-on-Thames	£1.58	£2.99	189%
Chipping Campden	£4.48	£9.87	220%
Mickleton (Cotswold)	£1.40	£1.87	134%
Northleach	£2.33	£2.64	113%
Blockley	£1.19	£2.01	168%
Stow-on-the-Wold	£6.09	£22.83	375%
Siddington	£0.82	£0.72	87%
Kemble	£0.27	£0.44	164%
Willersey	£0.10	£0.18	182%
Andoversford	£0.18	£0.43	245%
Bibury	£0.11	£1.56	1341%
Ampney Crucis	£0.92	£4.16	352%

Benchmark retail floorspace turnover levels

5.31 In order to compare the demand for, and supply of, retail floorspace with the Cotswold administrative area it is necessary to set benchmark turnover levels for convenience and comparison goods floorspace. The assessment takes two alternative approaches to benchmark turnover in order to reflect the characteristics of each retail sector.

5.32 For convenience goods retail floorspace, benchmark turnover is set by a mixture of: (a) calculating the specific benchmark turnover for individual larger stores based upon their existing net sales floorspace area and national company average trading performance; and, alternatively (b) for other small stores (particularly local independents) setting benchmark turnover at the same level as existing trading performance.

5.33 The calculation of individual store benchmark performance for the named larger foodstores/supermarkets is performed at Table 10a at Appendix B and summarised in Table 5.2 above. Data on floorspace levels has been obtained from various sources including planning application data, Valuation Office data, Experian GOAD and the previous 2017 Retail Study. Data on national average sales density levels for each of the named operators is provided by GlobalData, based

upon their latest (December 2025) research. Table 10a also shows the remainder of stores/locations which are subject to the alternative calculation of benchmark turnover – i.e. benchmark turnover at 2025 equals current trading performance[38].

5.34 For the avoidance of doubt, these benchmark turnover levels are intended to be an indicative guide to help understand the overall trading performance of retail stores in a particular area, including whether there are clear and obvious levels of good or poor trading performance.

5.35 For the comparison goods retail floorspace assessment, the 'current turnover performance equals current benchmark turnover' approach is applied to all floorspace. This is a common approach to quantitative need assessments across Wales and England and is reflective of the large number of comparison goods retailers present in any one given study area and the lack of available data on company average performance levels for many of these retailers. This was also the approach taken for the 2017 Retail Study.

Allowances for floorspace efficiency / productivity

5.36 A further key part of the quantitative need assessment, as it moves forward across the assessment period, between 2026 and 2043, is the need to make an allowance for retail floorspace efficiency / productivity. This is important for a number of reasons:

a. In addition to the allowance for benchmark turnover levels at the start of the assessment (2026) baseline floorspace performance levels have the ability to change over time as the retail space is used in different ways in order to display and sell products to customers. Where this occurs, an allowance should be made within the quantitative assessment over the period 2026-2043.

b. There is also the ability to use the quantitative assessment to pursue specific planning policy objectives around maintaining and enhancing the vitality and viability of defined 'town centres'. The use of allowances for productivity/efficiency is a way of supporting this objective through assigning part of the growth in available retail expenditure to existing floorspace, in order to allow it to improve its performance over time.

5.37 Based upon the above principles, the following allowances for productivity/efficiency have been adopted[39]:

Table 5.5: forecast (%) changes in floorspace efficiency / productivity between 2026 and 2043

	2026 & 2027 (% change per annum)	2028-2032 (% change per annum)	2032-2041 (% change per annum)
Convenience goods floorspace	0.0	0.0	-0.1
Comparison goods floorspace	+1.6 & +1.8	+2.3	+2.3
Food & beverage floorspace	-0.2	+0.2	+0.2

Source: Experian Retail Planner Briefing Note 23 (March 2026) & Briefing Note 23 (Leisure)

[38] Taken from Table 5a at Appendix C.
[39] Allowances for productivity/efficiency have been applied to existing floorspace, floorspace commitments and the indicative sales density for new retail and food/beverage floorspace.

Commitments & Current Proposals

5.38 When assessing future quantitative need it is important to have regard to any substantial pipeline development which may have the ability to soak up available expenditure / floorspace capacity[40]. At the present time, there are no substantial retail or food/beverage floorspace commitments such need to be taken into account.

5.39 However, it is worth noting that, at the time of preparing this Study there are two current planning applications for foodstore development in the District. The first is a proposal for a new ALDI foodstore on the western edge of Bourton-on-the-Water. The proposed store extends to 1,912sq m gross / 1,154sq m net and would, if permitted, provide for a second large main and top-up food shopping destination in Bourton-on-the-Water. This proposal also includes provision for a 167sq m (gross) food/beverage unit.

5.40 The second application is for a mixed use development, including retail and residential uses in Chipping Campden town centre. The proposed retail floorspace element of the proposal extends to 579sq m (gross) and would accommodate a new modest sized foodstore.

Quantitative need forecasts

5.41 Quantitative expenditure/floorspace forecasts have been prepared for convenience goods floorspace in all of the main settlements across the District, including: Cirencester, Tetbury, Moreton-in-Marsh, Fairford, Bourton-in-the-Water, South Cerney, Chipping Campden, Mickleton, Northleach, Upper Rissington and Stow-on-the-Wold. These locations reflect the centres which feature in the current retail hierarchy in the development plan and two settlements (Mickleton and Upper Rissington) which are defined as Principal Settlements in the development plan settlement hierarchy[41]. For comparison goods retail floorspace, our quantitative assessment at Appendix B concentrates upon a forecast for the whole of Cotswold District along with Cirencester. The decision to concentrate upon Cirencester as the only individual location which attracts a large amount of retail expenditure[42]. A similar approach is taken for food/beverage floorspace.

5.42 Tables 11a-11l at Appendix B are structured in a consistent manner. Each table shows the amount of convenience goods expenditure which each location attracts from residents of the study area, along with the separate amount of expenditure which the ESI data is predicting is being attraction from visitors from across the UK. For the purposes of the assessments at Tables 11a-11l the current market share of convenience goods stores in each settlement is held at a constant level over the assessment period (2026-2043). As a consequence, this should be seen as one starting point for the wider assessment of need, as other separate factors will need to be taken into account. These are discussed later in this Study, although can be summarised as follows:

a. There may be a need to consider changes in the future market share for retail provision in particular settlements. This may be based upon:

1. The impact of new retail floorspace provision. In some cases, the provision of a new retail store in a settlement may have a material (upwards) impact upon the market share of that settlement within the study area. In turn, this may also lead to a consequential reduction in the market share of those surrounding settlements which currently attract trade from the area where the new store is to be

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[41] There are a number of other settlements which are defined as Principal Settlements which have not been included within the quantitative assessment due to their small size and lack of retail floorspace/turnover. These include: Blockley, Kemble, Willersey, Andoversford and Down Ampney.
[42] The other centres included in the development plan retail hierarchy also attract comparison goods expenditure. However, these are generally very modest amounts which are unlikely to inform a meaningful quantitative need assessment for comparison goods floorspace provision in these locations.

located. In such circumstances, this may lower the amount of expenditure capacity in these surrounding settlements.

2. A similar set of principles would apply where the retail and town centres strategy plans for specific new retail provision in an area of high growth / qualitative need. In such circumstances, qualitative and spatial need factors would influence quantitative need forecasts.

b. There may also be circumstances where greater weight is placed upon indicators of need such as town centre health, spatial assessments of need and qualitative needs. In such circumstances, non-quantitative indicators may well guide the overall assessment of need, rather than specific floorspace forecasts.

5.43 A summary of the (constant market share) quantitative need forecasts for convenience and comparison retail plus food/beverage floorspace can be found in found in Table 5.6 below.

Table 5.6: summary of quantitative capacity forecasts, 2026-2043, convenience and comparison retail floorspace, plus food/beverage floorspace (excluding pipeline development) – constant market share scenario for all main settlements

	2026 (sq m net)	2031 (sq m net)	2036 (sq m net)	2043 (sq m net)
Convenience goods floorspace				
Cirencester	1,851	3.136	4.535	6,464
Tetbury	-	-	-	-
Moreton-in-Marsh	-	-	-	95
Fairford	145	179	218	271
Bourton-on-the-Water	-	-	-	-
South Cerney	62	95	132	183
Chipping Campden	-	-	13	34
MIckleton	-	-	-	-
Northleach	55	56	59	63
Stow-on-the-Wold	-	-	-	-
Upper Rissington	-	-	-	-
Lechlade	-	40	86	149
Comparison goods floorspace				
Cotswold District	-	3,369	6,604	10,794
Cirencester	-	2,096	4,141	6,823
Food & beverage floorspace*				
Cotswold District	-	4,143	8,355	14,752

Source: Tables 11-13, Appendix B. *Floorspace capacity forecasts for food/beverage floorspace are gross floorspace figures. Other floorspace forecasts are net sales area.

5.44 The summary quantitative capacity forecasts outlined above most settlements across the District have either nil or limited surplus capacity for net additional convenience goods floorspace. This is primarily due to two factors: (a) the small size of settlements, which limits the amount of available expenditure capacity; and (b) reasonably high levels of existing grocery floorspace provision in some of the larger towns (Tetbury, Moreton-in-Marsh, Stow-on-the-Wold and Bourton-on-the-Water).

5.45 The one settlement will a high level of net additional convenience goods floorspace capacity, based upon the continuation of current market shares, is Cirencester. At the current year (2026), there is forecast capacity of circa 1,850sq m net sales floorspace, equivalent to a medium foodstore such as ALDI or Lidl. However, over the assessment period net additional quantitative capacity is set to grow significantly to 3,100sq m net by 2031, 4,500sq m net by 2036 and 6,400sq m net by 2043. When reading and understanding these forecasts, three factors should be noted:

a. the forecasts are based upon Cirencester maintaining its current market share over the assessment period;

b. Cirencester currently benefits from grocery shopping trips from surrounding settlements, such as Fairford and Northleach. As a consequence, improvements in the quantity and quality of grocery provision in those settlements will reduce the amount of convenience goods expenditure attracted to stores in Cirencester; and

c. the level of growth in net additional quantitative capacity is driven to a significant extent by planned strategic housing allocations in the new Local Plan. These include both urban extensions to Cirencester and new communities a short distance from the town. As a consequence, meeting the identified capacity, subject to points (a) and (b) above, plus qualitative considerations, may well be in separate locations around Cirencester and not just the town itself.

5.46 As noted above, there are some settlements whose catchment population travel to stores in other towns for their grocery shopping needs. This is, in part, likely to be a product of the relatively small size of the settlement in question. However, some of these settlements have the potential to see a large increase in the resident population of their local catchment of the new Local Plan period. The qualitative and spatial needs associated with this development plan strategy are explored in the next sub-section of this chapter and it is likely that any material increase in market share within these settlements would lead to a consequential reduction in future capacity in settlements such as Cirencester.

5.47 With regards to quantitative need factors associated with comparison goods floorspace provision, it will be noted from the contents of Table 5.6 that around two-thirds of the overall district-wide quantitative capacity is associated with Cirencester. Whilst medium to longer term capacity forecasts are less reliable, there is an estimate net additional capacity for circa 4,100sq m net by 2036 and 6,800sq m net by 2043. Shorter term capacity is estimated to be circa 2,100sq m net by 2031. Whilst there will be a particular focus on Cirencester town centre as a first choice location for additional provision, particularly in light of its current role as the main comparison goods shopping location in the District, it is likely that some comparison goods provision will be associated with new foodstores to serve new and expanding communities along with other small scale provision.

5.48 The scale of potential net additional food/beverage floorspace (Class E(b) / sui generis) is forecast to be reasonably high at circa 4,100sq m by 2031 and 8,300sq m 2036. This reflects a combination of forecast strong population growth in 4 key locations (Cirencester, Mickleton, Fairford and Moreton-in-Marsh) along with consistent growth in per capita spending at food/beverage outlets. The forecasts shown in Table 5.6 are District-wide and therefore will translate into relatively modest amounts on a settlement by settlement basis. In addition to the standard town centre first approach, a particular priority will be appropriate sized provision in new local centres (see next sub-section).

Qualitative and Spatial Assessment

General qualitative considerations

5.49 A common theme which runs through the qualitative assessment is the influence of commercial trends within the retail, leisure and town centre sectors, along with the characteristics of Cotswold District. In particular: the influence of surrounding centres (including Cheltenham, Swindon and Bristol/South Gloucestershire), size of many of the Principal Settlements (and their catchments), the role and function of these settlements (including the focus on day-to-day retail

and service provision and the strong influence of the tourism/visitor market). All of these factors lead to a limit on the amount of provision which can be provided in certain sectors in parts of the District. This is likely to be particularly true for comparison goods retailing where only Cirencester has a significant level of provision, with much of the remainder of the District relatively limited and split between local and visitor needs. As a consequence, this leads to a situation where qualitative needs are focused upon grocery provision and a requirement to meet local day-to-day retail and service needs.

5.50 With regards to grocery retail provision, Section 4 of this Study outlined current shopping patterns across the District, some of which suggest the potential for qualitative improvements. Apart from Cirencester, which has a good range of provision, a number of the other Principal Settlements possess a large foodstore capable of meeting main and top-up food shopping needs (Moreton-in-Marsh, Tetbury, Stow-on-the-Wold and Bourton-on-the-Water). In some circumstances this scale and type of provision does not always translate into high levels of grocery trip retention, which can be caused by the inter-relationship of a number of the settlements. As a consequence, there is not, in our view, any pressing need for the new Local Plan to address any qualitative improvements in Tetbury, Moreton-in-Marsh, Bourton-on-the-Water and Stow-on-the-Wold via any specific allocations. Instead, the new Plan should allow for qualitative improvements to be achieved via the development management process via suitable sites where new provision does not harm the health of existing 'town centres'. The same will apply for the smaller Principal Settlements which may not be of a size which can realistically accommodate a new larger foodstore unless they are subject to new strategic development areas (see next sub-section).

Location-specific needs

5.51 As part of the overall assessment of need, it will be important to consider whether there are any location-specific needs arising out of the emerging development plan strategy for Cotswold District. In particular, whilst the preceding quantitative assessments are able to identify potential current imbalances between demand and supply for convenience goods floorspace and future town-wide needs for retail and food/beverage and use floorspace, there may also be location-specific needs which should be addressed. A key theme for these location-specific needs will relate to the main areas of residential land use growth to be included in the new Local Plan.

5.52 In recent month, CDC has consulted upon a series of spatial options for the development strategy in the new Local Plan. Based upon the content of the consultation document, along with the representations received by the Council between November 2025 and January 2026, CDC are now finalising the Regulation 19 Local Plan for further public consultation. The spatial and location-specific needs assessment within this Study has been informed by the current preparation of the emerging Local Plan, with the following areas being identified as likely key areas of growth:

a. The Cirencester area, including urban extensions to the Cirencester urban area (southern extension at The Steadings) plus new residential development in Siddington[43] and Preston[44].

b. Land surrounding Down Ampney

c. Land south of Driffield

d. Land north-east of Fairford

e. Land south-west of Kemble

[43] Land south-west of Siddington
[44] Land east of Kingshill Lane Preston, plus land south-east of Cirencester and south of Preston

f. Land north and west of Mickleton

g. Land north, east and south of Moreton-in-Marsh

5.53 The potential needs associated with strategic residential development in each of these locations have been assessed with reference to the following factors:

a. The scale and location of potential residential development in each area

b. The scale, type and location of existing retail and main town centre land use provision in each area

c. Where potential existing / future gaps in provision exist, we provide an assessment of the potential scale and type of main town centre land use provision (including the need to identify planned new 'local centres'[45]).

5.54 When making an assessment of each of the above locations, we have undertaken a basic assessment of their 'ring fenced' expenditure / floorspace capacity. This is based upon the number of new homes in each area, which is multiplied by an average 'persons per dwelling' factor[46] and an average 'spend per head' for convenience goods retail floorspace[47]. These calculations provide a total spending capacity for convenience goods floorspace for each location, which is then translated into a floorspace capacity equivalent (using an average sales density for each type of use). The assessment concentrates upon convenience goods floorspace as this will comprise the main element of day-to-day needs for local communities.

5.55 It should be noted that this is a crude exercise given that, in reality, the expenditure / floorspace capacity in each location cannot be 'ring fenced' and will instead be subject to varying inflow and outflow influences. However, this basic assessment is nevertheless useful in providing some preliminary high-level guidance on the scale of grocery floorspace which residents of a particular strategic development area/allocation can support.

5.56 A summary of our recommends for the new Local Plan, in relation to the planned strategic development areas in Kemble, Cirencester, Preston, Fairford, Down Ampney, Driffield and Mickleton, are as follows.

[45] As part of this assessment, consideration is given the role and place of a new 'centre' in the District's 'town centre' hierarchy.
[46] Ratio of 2.1, based on CDC data.
[47] For each of the strategic development areas, we have based our assessment on the broad quantum of potential new homes to be allocated in the new Local Plan, multiplying this number by an average of 2.3 persons per dwelling and an average convenience goods spend per head of £3,234 (which is the average spend per head for the whole of the study area, used in our quantitative need assessment).

Table 5.1: summary of retail and main town centre land use elements for the potential strategic development areas

Settlement / Area	Recommended Provision	Notes
Land east of Kingshill Lane, Preston	Planned new Local Centre, to contain a small convenience store (circa 300sq m net sales) and several small Class E units.	Provision of new Local Centre to meet the needs of the planned new community and address shortfall in provision on the eastern side of Cirencester. New centre should be placed in heart of new development area and should not become a roadside facility.
Preston (land south-east of Cirencester and south of Preston)	Planned new Local Centre to contain convenience store / small foodstore (up to 1,000sq m), along with several small Class E units.	New local centre should be large enough to meet the day-to-day retail, service, food/beverage and community land use needs of a new community at Preston. New centre should be placed in heart of new development area and should not become a roadside facility.
Land north and west of Mickleton	Planned new Local Centre to contain small to medium foodstore (circa 1,000sq m) and several small Class E units (recommended to be between 75-250sq m gross) within an overall centre size of up to 3,500sq m gross.	Planned new centre likely to be placed with strategic residential development area. Recommended that the new Local Plan contains a strategy for the co-ordination of the new centre with existing local provision (including possible re-locations / consolidation).
Land south-west of Kemble	Planning new Local Centre to contain small to medium sized foodstore (circa 1,000sq m) and several small Class E units.	Planned new centre likely to be placed with strategic residential development area and to provide physical relationship with the mainline railway station.
Land surrounding Down Ampney	Planned new Local Centre to contain convenience store / small foodstore (up to 1,000sq m), along with several small Class E units.	New centre should be placed in heart of new development area and should not become a roadside facility.
Land north-east of Fairford	Provision of medium sized foodstore within strategic residential development area.	Medium sized foodstore to provide role/function which retains a larger proportion of grocery trips in Fairford. Size of store should be in the region of 1,500sq m net, with exact size to be determined via an impact assessment. No requirement for new local centre within the strategic development area, as spending/needs associated with planned residential growth should be used to support existing defined 'town centre'.
Land south of Driffield	Planned new Local Centre to contain convenience store / small foodstore (up to 1,000sq m), along with several small Class E units.	New centre should be placed in heart of new development area and should not become a roadside facility.

5.57 Following text explains the rationale for these recommendations.

Cirencester

5.58 The Cirencester area is likely to be a focus for additional residential development in the new Local Plan. This is likely to comprise several component parts. First, extensions to the existing main urban area of the town. Second, separate new communities or the enlargement of smaller settlements (such as Preston, Siddington, Driffield and Down Ampney).

5.59 With regards to **Cirencester** itself, we understand that the main areas of focus for additional residential land use development will be on the south-western edge, as an extension to The Steadings development, and to the east of the

town (between the existing urban area and the A417. The Steadings development (previously known as Chesterton) is a large-scale urban extension currently under (phased) construction and which will provide its own local centre. This scale of development sought to pursue a strategy which retained Cirencester town centre as the main focus for many retail, service and other main town centre land use needs whilst allowing for a modest scale of day-to-day retail, service and food/beverage land use provision within the heart of the Steadings urban extension area.

5.60 It is understood that a potential extension to The Steadings development would add around 585 additional dwellings within the new Local Plan period. On a 'ring fenced' basis, residents of those additional homes would collectively generate around £4m of convenience goods expenditure which would be equivalent to 280-400sq m (net) of convenience goods floorspace. Given that only part of this floorspace could be retained within the immediate area, along with permission of a new local centre in the original part of the Steadings development, there is no obvious requirement for the next phase of the Steadings development to provide additional neighbourhood-level retail/service uses.

5.61 The other potential urban extension for Cirencester lies on the eastern side of the town, on land to the east of Kingshill Lane (to the north of Preston). The potential for circa 610 new dwellings in this area are currently being assessed by CDC. At this level of development, a 'ring fenced' convenience goods spending capacity of £4.1m could be generated. At that level of spend, between 300-410sq m (net) convenience goods floorspace could be supported. Part of this spending would be attracted to the existing larger grocery stores in Cirencester, particularly the Tesco Extra, Lidl and ALDI stores which lie on the eastern side of the settlement.

5.62 Apart from a small convenience store on Upper Churnside, there is a general lack of day-to-day grocery shopping facilities in this part of Cirencester (to the east of Swindon Road and south of Burford Road). As a consequence, any planned new residential development in this area has the opportunities to provide new neighbourhood-scale retail provision. This would have the dual purpose of meeting the needs of new residents within the allocated area and also addressing a current deficiency in this part of the town.

5.63 Indeed, given the scale of these combined areas, we would recommend that CDC considers planning for a new local centre as part of the eastern extension to Cirencester. This should contain a new modest sized convenience goods store of circa 300sq m net sales, plus a range of other Class E units which are able to accommodate service, food/beverage and other main town centre land uses. It is also recommended that any new local centre is located in such a way that its primary purpose is to serve residents of the new development area and also be accessible to the existing residential areas to the south of Burford Road and east of Swindon Road. We strongly recommend that a location which is primarily focused upon pass-by / road-side trade is avoided.

5.64 **Siddington** is a small village with lies a short distance to the south of the main Cirencester urban area. The village has a post office and convenience store along with a public house, both of which serve local needs. Given the proximity of Cirencester, its retail and other main town centre land uses will have a significant influence over existing and future residents of Siddington. As a consequence, this relationship will place a natural limit on the ability to provide additional main town centre uses in the village.

5.65 At the present time, CDC are currently exploring the potential to allocate land at south-west Siddington for circa 380 new homes. On a 'ring fenced' basis, the population associated with these new homes could generate up to £2.7m of convenience goods expenditure. Given the factors described above, it is likely that a large majority of this expenditure would be lost to larger grocery stores in Cirencester. This would constrain the amount of available expenditure to support grocery floorspace in Siddington, which we consider would be better directed at support existing facilities.

Preston

5.66 The Preston lies to the south-east of Cirencester. It is a small village which lacks any existing retail or main town centre use provision. CDC are currently considering whether to plan for a new community to the south and south-east of the existing village, which would comprise circa 1,300 new homes in the new Local Plan period to 2043. The development area to sit between Cirencester Road and the A419. Existing retail provision comprises the large Tesco Extra store and ALDI store at Cricklade Road, along with the large Dobbies garden centre (to the south of the A419).

5.67 Given the scale of potential residential area in the Preston area, along with the reasonably poor accessibility characteristics associated with the Tesco and ALDI stores, we consider that there is a strong case for a new local centre to be provided as part of this strategic development area. The 'ring fenced' convenience goods expenditure capacity for circa 1,300 new homes is equivalent to £8.7m and 620-870sq m net convenience goods floorspace. Given the attractiveness of the nearby Tesco Extra and ALDI stores, all of these capacity would not be retained within this area. As a consequence, spending from residents of the new community may only be able to support a modest size grocery store of up to 500sq m net. However, qualitative factors, plus the need to ensure an element of self-sufficiency, could support a large level of grocery provision which is able to provide for a range of top-up food shopping needs and part of local residents' wider weekly grocery needs. We have also given consideration to whether retail provision in the Preston area could help to serve the needs of the surrounding area, although the separation of the Preston area from other parts of Cirencester (including the potential Cirencester East urban extension) suggests that this is not a reasonable possibility.

5.68 Given the scale of the strategic allocation at Preston we would recommend that the allocation in the new Local Plan includes provision for a new local centre. The allocation should set a series of clear parameters for the planned new centre including:

a. The provision of a centre which lies in the heart of the new residential community and not on its edge[48].

b. A centre which is anchored by a modest sized small foodstore / large convenience store (up to 1,000sq m gross), which has a function focused on serving the grocery shopping needs of the local population (and not a store with a wider catchment).

c. A centre which is able to provide several separate units for a range of Class E and other main town centre uses.

Driffield

5.69 We understand that CDC is giving consideration to the potential for a strategic land allocation to the south of Driffield, between the existing village and the A419. It is understood that the residential development capacity of this area is circa 1,090 units within the new Local Plan period. At the present time, Driffield does not accommodate any local retail or day to day service uses.

5.70 The closest large settlement to Driffield is South Cerney 3.5 miles[49] to the south (on the opposite side of the A419), which provides small scale grocery stores and a small range of service, food/beverage and other main town centre land uses. Cirencester is located circa 7 miles to the north-west, with potential strategic development allocation at Preston lying between Cirencester and Driffield.

[48] Adjacent to either the A419 or Cirencester Road
[49] Distance by road.

5.71 In the absence of any local facilities in Driffield, residents of a large new community in this area are likely to travel to South Cerney or Cirencester for their top-up food shopping needs and Cirencester for their main food requirements. As a consequence, there is a strong case for the provision of an appropriate scale of retail and other main town centre land use facilities within a strategic allocation. The scale of potential residential development (circa 1,090 units) would produce a 'ring fenced' convenience goods expenditure capacity of £7.4m, which would be equivalent to a convenience goods floorspace capacity of 530-740sq m (net). An element of this spending would naturally be lost to large grocery stores in Cirencester, although given the location of the potential allocation we consider that there is a reasonable quantitative and qualitative case for a convenience store of circa 500-1,000sq m gross.

5.72 In line with the recommendations for the new community at Preston, the grocery store should be of a size which allows the local community to fulfil their top-up / day-to-day grocery shopping needs along with the ability for a proportion of weekly shopping needs to also be met. The grocery store should form an anchor use of a planned new local centre, which also contains a modest amount of several small-scale separate Class E uses. It will also be important for a planned new local centre at Driffield to be placed in the geographical heart of the new community and not on the edge where it would become unnecessarily attractive to pass-by / road-side trading.

Down Ampney

5.73 Down Ampney is also a small village lying to the north of South Cerney and the A419. At the present time, the village has limited existing facilities for the local population and Cirencester, South Cerney and Fairford are likely to attract retail and other trips from the local population. As a consequence, much of the analysis provided for Driffield (above) is also likely to be applicable to Down Ampney.

5.74 We understand that CDC are currently consider the potential for a circa 1,660 residential unit allocation on land surrounding Down Ampney. This would provide for a significant expansion of the village and create significant levels of convenience goods spending capacity. On a 'ring fenced' basis, this capacity equate to circa £11.3m and is equivalent to between 800-1,100sq m net convenience goods net sales floorspace. Much of this spending power will be lost to large foodstores and supermarkets in Cirencester, although a combination of qualitative, sustainability and quantitative capacity factors suggest that the provision of a large convenience store, which is able to serve a range of top-up food shopping and wider grocery needs as part of a planned new local centre, should be accommodated. Our recommendations regarding the scale, role, location and function of a planned new local centre at Down Ampney are similar to those already outlined in relation to Preston and Driffield.

Fairford

5.75 Fairford is currently being assessed by CDC in terms of its potential to accommodate strategic residential-led strategic development. It is understood that the potential provision of circa 1,125 new residential units (to the north-east of Fairford) is being assessed. This level of new residential development is equivalent to a 'ring fenced' capacity of £7.6m of convenience goods expenditure. In floorspace terms, this is equivalent to between 550-760sq m net (convenience goods) sales area.

5.76 This level of potential quantitative capacity should be considered alongside several other characteristics of Fairford. First, Fairford is a reasonably large settlement which benefits from a reasonably range of retail, food/beverage, service and other Class E land use floorspace, much of which is located within a defined 'town centre' boundary along High Street and London Road. Grocery retail provision is focused upon Co-op and Budgens stores which concentrate upon top-up food shopping needs. These stores are popular, although are not of a size which make them attractive to main food shopping trips. As a consequence, 'leakage' of trips is likely to occur to Cirencester and Swindon for this type of shopping.

5.77 As a consequence, there is, in our opinion, already a qualitative case for improving the scale and type of grocery provision in Fairford. This would be achieved via the provision of a larger foodstore which is able to retain a greater proportion of main food trips from the local population. This qualitative case would also be supported by quantitative factors if a new store was able to raise the convenience goods shopping market share of Fairford.

5.78 In our opinion a particular constraint on this scenario being achieved will have been the overall size of the Fairford shopping catchment. Its size has been unable to attract commercial market interest in the provision of a larger medium-sized foodstore. However, these circumstances may well change with provision of circa 850 new homes in Fairford via a strategic development allocation. We consider that all of these factors/circumstances point to a situation where there is potential to provide a new medium-sized foodstore for Fairford.

5.79 The identification of a suitable location for a new foodstore will need to follow the sequential approach to site selection, starting with the defined 'town centre' and then edge of centre locations. Based upon our review of the structure of Fairford, we are not aware of any in-centre or edge-of-centre locations which are large enough to accommodate a medium-sized foodstore. Sites which have been promoted for development via the 'call for sites' for the new Local Plan are in out-of-centre locations and, as a consequence, the strategic development area(s) which have been identified to meet housing needs are likely to comprise an appropriate location for mixed use development including a foodstore.

5.80 The exact size of a new store will need to be tested via detailed assessment of its likely impact on Fairford 'town centre', although a store of circa 1,500sq m net sales area should be used as a general guide and starting point for future assessments.

5.81 Given the concentration of existing retail, service and other Class E / main town centre land uses within the defined 'town centre' in Fairford, we do not recommend that a new strategic development area should be required to provide a range of Class E uses in a new local centre. Instead, new provision should be limited to a medium size foodstore with the additional spending capacity generated by the growing local population used to reinforce existing uses in the defined centre[50].

Moreton-in-Marsh

5.82 Moreton-in-Marsh is currently being considered for the provision of circa 1,900 new homes over the lifetime of the new Local Plan. It is understood that these will be provided in development areas in different locations on the edge of the town's urban area, primarily to the north, east and south.

5.83 At the present time, Moreton has a reasonably large town centre which provides a wide range of retail, service, food/beverage and other Class E uses. The town has two medium-sized foodstores, one of which (Co-op) lies within the town centre boundary. The other foodstore (ALDI) lies to the south of the centre in an out of centre location. Our quantitative assessment of retail floorspace capacity indicates that there will be an over-provision of convenience goods floorspace over the new Local Plan period to 2043.

5.84 Therefore, whilst the provision of circa 1,900 new homes has the potential to add a significant amount of retail expenditure to the local area[51] the current under-performance of existing stores will soak up a large part of this new spending capacity. This is reinforced by qualitative factors which do not point towards a particular qualitative

[50] It should also be noted that one further consequence of providing a new foodstore within Fairford will be a reduced flow of grocery shopping trips to Cirencester which will, in turn, reduce its future convenience goods market share and potential net additional convenience goods floorspace requirements.
[51] Which, if ring fenced and made available in its entirety, could support 900-1,300sq m net convenience goods floorspace.

deficiency in convenience goods floorspace provision. There is also the potential for a new foodstore in Bourton-on-the-Water (if approved) to reduce the wider market share of Moreton-in-Marsh across the wider study area.

5.85 A further factor to consider is the disaggregated nature of the likely house-building areas across the town. There are a handful of large potential strategic allocations, although not one single location which is capable of becoming a large focused new community. As a consequence, we do not consider that there is a strong case for the provision of a planned new local centre in Moreton-in-Marsh during the new Local Plan period up to 2043. In our opinion, the retail, service and food/beverage land use strategy for the town should be based upon the following:

a. The majority of additional demand created by the town's growing population should be used to support retail, service and other main town centre uses in the existing town centre area;

b. The ability to provide a small convenience store within the larger of the proposed strategic development areas should not be ruled out, although this should be tightly controlled to a small top-up food shopping store which lies within the heart of the planned new residential communities and limited in size to under 300sq m net sales area.

Mickleton

5.86 Mickleton is a large village with modest amount (top-up food shopping orientated) grocery retail provision and a number of food/beverage uses. Larger surrounding settlements such as Evesham, Stratford and Moreton-in-Marsh are likely to attract a significant amount of grocery retail trips from local residents, with the size of the village likely to be a constraining factor on the amount of retail and other main town centre land use which can be supported.

5.87 As part of the preparation of the draft Local Plan, CDC are considering the potential to allocate land for the provision of circa 1,240 new dwellings to the north and west of Mickleton. It is also noted that there are a number of current planning applications for residential development on the western side of the village which (in combination) proposed over 300 new dwellings. Based upon the total amount of dwellings being considered by CDC for Mickleton, the 'ring fenced' spending power associated with residents of these new (circa 1,240) homes (£8.4m) equates to a convenience goods net floorspace capacity of between 600-840sq m net.

5.88 Whilst some of this expenditure capacity will not be available to support convenience goods floorspace in Mickleton, the combination of (a) the ability to retain a larger level of locally generated expenditure and (b) the spending capacity associated with the scale of new residential development, suggests that there is likely to be a quantitative and qualitative case for the provision of a medium sized foodstore.

5.89 It is understood that none of the current suite of (undetermined) planning application on the western side of the village contain retail or other Class E/main town centre uses. Therefore, opportunities for new retail and main town centre land use provision are likely to be concentrated in the new Local Plan land allocations. At the present time, Mickleton does not have a defined 'town centre' boundary, with existing facilities spread across the village. The scale of residential land use growth will lead to a requirement for further main town centre uses and it is therefore recommended that the development strategy for Mickleton puts into place a policy framework for how retail and main town centre land use provision in the village will develop over the lifetime of the new Local Plan[52]. This should include a planned new local centre within the northern land allocation, with the centre anchored by a medium sized foodstore along with several separate smaller units capable of accommodating a range of Class E and other main town centre uses. It is recommended that the new centre includes provision for a new medium sized foodstore of circa 1,000sq m

[52] For example, given that new retail, Class E and main town centre uses will be placed within the new strategic development areas, consideration should be given to whether it is appropriate to allow existing main town centre uses to relocate in order to form a co-ordinated single focus for Mickleton.

net sales area, plus several smaller Class E / main town centre land use units ranging between 75-250sq m gross. This would provide for a new centre of around 3,000-3,500sq m gross floorspace.

Kemble

5.90 CDC are currently assessing the potential to allocate land for circa 1,000 new residential units at south-west Kemble. This would provide for a significant expansion in the size of the village which currently accommodates only a modest amount of retail and service facilities for the local population. This situation is likely to be influenced by the limited catchment and existing spending capacity of the local population, with the majority of the local community likely to look towards Cirencester for their grocery and day-to-day retail and service needs.

5.91 The provision of circa 1,000 new homes in the village is likely to offer the opportunity to increase the amount of local retail and service facilities which can be supported by local residents. The presence of the mainline railway station, on the line between London and Cheltenham/Gloucester, also offers the potential to increase available spending to support local facilities.

5.92 The provision of circa 1,000 new homes in Kemble provides a 'ring fenced' convenience goods spending capacity of £6.8m which could support 490-680sq m. Some of this expenditure will not be genuinely available to support grocery floorspace in Kemble due to the attractiveness of large grocery stores in Cirencester, however two factors suggest that there is likely to be a location-specific need for the provision of modest-sized grocery provision: (a) the potential to retain a larger amount of existing expenditure; and (b) the available convenience goods expenditure associated with planned housing growth. In addition to opportunities for appropriately-sized grocery provision, we would also recommend that a strategic household allocation of circa 1,000 new homes is accompanied by a planned local centre which is anchored by a convenience goods store and several Class E land use units.

Policy Analysis and Recommendations

5.93 At the present time, within the adopted Local Plan, there are three 'town centre uses' policies: EC7, EC8 and EC9:

a. Policy EC7 outlines the various tiers in the formal 'town centre' hierarchy in the District, along with guidance for the provision of small shops and services in other settlements not listed in the hierarchy. EC7 also outlines the scale of net additional retail floorspace to be provided in Cirencester over the lifetime of the Local Plan.

b. EC8 sets out: (a) the framework for the application of the sequential test; and (b) provides (separate) development management policy criteria for proposals within and outside of the defined 'town centre' boundaries.

c. Policy EC9 outlines the circumstances where an impact assessment is required for retail land use proposals and the content of such assessments.

5.94 In addition, a further related policy is INF2 (social and community infrastructure) which deals with the provision and protection of community facilities including shops and services.

5.95 Consideration has been given to how the content of how policies EC7-9 should evolve for inclusion in the new Local Plan Review, taking into account the content of the current version of the NPPF and the findings of earlier parts of this Study.

5.96 Overall, we consider that there is merit in retaining the basic structure of current Local Plan town centre policies which separate out the town centre hierarchy (and related policy) from the detailed development management policies

associated with the sequential and impact policy tests. Separate policies for these topics should continue and we recommend that CDC consider re-organising and adding to these policies (including reference to the planned new 'local centres' within the strategic development allocations).

Policy EC7

5.97 At the present time Policy EC7 sets out a four-tier hierarchy of defined 'town centres' in the District. All these centres possess a defined 'town centre' boundary on the Local Plan policies map. The current tiers (town centre, key centres, district centres and local centres) provide different terminology to Policy DS1 of the Local Plan. DS1 outlines the development strategy for the District which defines all of the centres listed in EC7 as Principal Settlements.

5.98 It is understood that CDC is minded to retain (and update) the list of Principal Settlements in the new Local Plan Review. As a consequence, we consider that, in the interests of consistency, all defined 'town centres' attract the same classification in the town centres chapter. In particular, whilst earlier parts of this Study have identified the individual and unique characteristics of the main town centres, there are no fundamental differences between many of these locations in town centre land use terms. These settlements are: Cirencester, Bourton-on-the-Water, Chipping Campden, Moreton-in-Marsh, Stow-on-the-Wold, Tetbury, Fairford, Lechlade, Northleach and South Cerney.

5.99 The only exception to this will be for those Principal Settlements which do not possess the characteristics to attract (at the present time) a defined single existing 'town centre' boundary, due to the low level of dispersed main town centre uses in these settlements. These are Kemble, Mickleton, Blockley and Siddington. The approach to the provision of main town centre land uses in these settlements will, therefore, be the same as other settlements in the District, which would be a continuation of Part 2 of EC7.

5.100 Part 2 of EC7 is currently focused upon small local shops and services in those settlements which are not within the formal 'town centre' hierarchy. This provides conditional support for shops and services which enhance a settlement's viability, meet the needs of (and are accessible to) the local community.

5.101 It is recommended that Part 2 of EC7 should remain, although in order to address the differences between the different types of settlements caught by this element of policy it is recommended that this part of the policy is updated to provide a clear criteria-based approach which reflects the role, scale and function of each settlement. This criteria-based approach will also need to recognise that two of the four Principal Settlements (Mickleton and Kemble) are recommended to accommodate planned new local centres as part of a strategic development area allocation.

5.102 On the subject of planned new local centres, it is recommended that the updated version of EC7 includes a new section confirming the location of these new centres and the approach to designing their scale and content. As set out in the previous sub-section of this chapter, the six new planned new centres are located at: Kemble, Mickleton, Preston, Driffield, Down Ampney, Cirencester East. The criteria-based approach for designing these new centres should include: (a) a requirement to adhere to the scale, type and format described within the relevant strategic development site policy; (b) the need for new centres to be located where they would facilitate sustainable choice for new residents and the surrounding community; (c) the need to ensure that each new centre is of a scale and type which does not undermine the vitality, viability, role and function of existing centres in the town centre hierarchy.

Policy EC8

5.103 Policy EC8 in the current (adopted) Local Plan outlines the current application of the sequential test, along with: (a) the general approach to all main town centre land use proposals; (b) the assessment of proposals within the defined town centre boundaries; and (c) the approach to assessing main town centre land use proposals outside of defined 'town centre' boundaries.

5.104 In our opinion, all three of these elements should remain an important part of town centre planning policy for the new Local Plan Review. However, their format and location should, in our opinion, be revised. We recommend that the sequential test element of EC8 should be taken forward in its own policy, whilst the general main town centre elements of EC8 should be moved to an expanded town centre policy (i.e. the replacement policy for EC7 – see above).

5.105 A key area of update will be Part 5 of EC8, which focuses on proposals within the defined 'town centre' boundaries. The policy was prepared and adopted prior to the introduction of Use Class E and therefore amendments are required to remove reference to Class A1 retail uses. In addition, changes in the mix of land uses which contribute to the health and attractiveness of 'town centres' indicate that a change in emphasis in this policy is also required. These changes will also need to acknowledge the important role that residential uses play in town centre environments and how they may be introduced alongside (and not at the cost of losing) Class E and other main town centre land uses.

5.106 The approach to assessing proposals within defined 'town centre' boundaries will also need to take into account a requirement in the current NPPF to define a primary shopping area within town centres. The current approach in the adopted Local Plan is to define a primary shopping area boundary for Cirencester which is separate and smaller than the wider town centre boundary. In all of the other defined 'town centres' in the hierarchy in EC7 a separate primary shopping area boundary does not exist. Based upon the characteristics of the Principal Settlements recommended for the 'town centre' hierarchy in the successor policy to EC7 we remain of the view that Cirencester is the only one of the Cotswold towns to require a separate primary shopping area boundary. This is due to the size of the town centre, the number of commercial premises present in the centre and the importance of retail land uses[53].

5.107 The extent of the primary shopping area boundary for Cirencester is discussed later in this sub-section, with the policy approach for this area need only be subtly different from the wider town centre area due to the characteristics and parameters of Use Class E. Indeed, the draft version of the new NPPF proposes to remove the requirement to define a primary shopping area in town centres. Whilst the new Local Plan Review will not be examined under the new NPPF (due for publication later in 2026), any changes to national policy which will affect how primary shopping areas are used as part of the development management system will be of interest and relevance to how policies in the Local Plan Review are cast.

5.108 Therefore, when considering updates to Parts 5, 6 and 7 of EC8 and their relocation to the successor policy to EC7, we recommend the following:

a. Part 5 is amended to focus upon strong support for Class E and other main town centre uses in defined 'town centre' boundaries, particularly those which maintain and enhance the vitality and viability of centres.

b. There is a stronger focus of the promotion of Class E uses within Cirencester's primary shopping area, with a requirement for proposals to avoid harm to the shopping function of this defined area.

c. In addition to a district-wide set of criteria for main town centre land use proposals, it is recommended that a focused set of policy criteria is provided for main town centre land use proposals in settlements outside of the 'town centre' hierarchy (in order to ensure that an appropriate scale of land use provision is accommodated).

d. The existing approach of encouraging residential uses is retained, alongside an assessment of residential and other non-main town centre land use proposals within the defined town centre boundaries.

[53] We recommend that the Local Plan and the accompanying policies map make it clear that where there is not a separate Primary Shopping Area boundary within the 'town centre' (i.e. all centres apart from Cirencester) the PSA is the same as the town centre boundary.

e. The existing set of policy criteria for assessing all main town centre land use proposals, in any location, is retained.

5.109 Following the relocation of the town centre and general main town centre land use policies to the successor policy to EC7, the replacement for Policy EC8 should concentrate upon the sequential test. We consider that there are opportunities for a simplified version of this element of EC8 and recommend the following elements:

a. The focus of the policy will remain on all main town centre land use proposals outside of defined centres, unless one or more 'exclusions' apply:

1. The proposal relates to a site which is allocated in another part of the Local Plan Review for the same purpose.
2. The proposal is small scale (as defined by the updated version of EC7).

b. The policy retains a clear description of the sequence of preferred locations (in-centre, then edge-of-centre, then out-of-centre) and that sequentially preferable locations should be assessed on their ability to offer suitable and available alternatives.

c. The updated version of the sequential test policy should made it clear that the assessment of alternatives should require the demonstration of flexibility in scale and format.

d. Given the potential change in national policy in relation to the sequence of preferred locations around town centre and primary shopping area boundaries, it is recommended that Parts 1 and 2 of Policy EC8 are streamlined.

e. It is recommended that the new policy makes it clear that planned new centres across the District should also feature as part of the sequential test (both prior to and following implementation) in order to ensure that these new centres capture proposed investment opportunities in main town centre uses in those areas where they are proposed.

Policy EC9

5.110 At the present time, retail proposals of 100sq m net sales area or greater, and located outside of the 'town centres' listed in Policy EC7, are required to be accompanied by a retail impact assessment. In order to adhere to current national policy, it is recommended that the land uses relevant to this policy are widened to retail and leisure.

5.111 With regards to whether the existing (100sq m) floorspace threshold should continue for the updated policy we taken into account guidance within the PPG and considered factors such as: (a) the scale of proposals relative to town centres; (b) the existing viability and vitality of town centres; (c) cumulative effects of recent developments; (d) the likely effects of development on any town centre strategy; and (e) the impact on planned investment.

a. The scale of development. Our review of the main 'town centres' across the District indicates that the average unit size across all centres is reasonably small. Floorspace data is available for Stow-on-the-Wold, Tetbury and Cirencester and this shows that average (retail and service) unit sizes of 90sq m, 130sq m and 150sq m respectively. The other main centres across the District have a similar profile of units and are more likely to be similar to the average size of unit in Tetbury and Stow-on-the-Wold. Therefore, the existing threshold is at the lower end of this range and, therefore, any update to the threshold needs to strike a reasonable balance between the actual retail floorspace within the defined centres and concentrating upon larger edge and out of centre proposals which are proportionately larger than town centre provision. This

suggests that the threshold could be increased to 200sq m gross, which would allow development management decisions to concentrate upon edge and out of centre proposals which are most likely to compete with the larger component of units will provide the most support for the role, function and attractiveness of defined 'town centres'.

b. Cumulative impact factors. The need for this level of floorspace threshold is also reinforced by factors such as cumulative impact issues, the health of defined centres and the development plan strategy for the centre. In relation to cumulative impact, whilst it might be the case that the individual impacts associated with a circa 200sq m retail proposal do not cause any particular cause for concern, the combined effects of this proposal plus others (of a similar size) may well start to become significant. Therefore, the Council must consider how the cumulative build-up of a certain scale of development could affect the health of town centres. In other words, if it is considered that the individual impacts of say a 200sq m retail proposal are unlikely to ever be significant then this would allow all future 200sq m proposals to avoid the assessment of cumulative impact. Should several of these come forward then this would equate to circa 1,500-2,000sq m of new retail and leisure floorspace which would have avoided any consideration of impact despite it being over the national impact threshold.

c. The health of town centres. With regards to town centre health, it may well be the case that the health, role and function of a particular centre may not rely on just one retailer but, instead, a handful of retailers. Therefore, it may be the case that one specific edge/out-of-centre proposal would not lead to detrimental impacts, but when the cumulative build-up comprises a range of proposals selling different types of goods then the longer-term effects on the health of a centre could become an issue. This would be reinforced where there is potential for store relocations. As a consequence, this reinforces the need for an impact assessment policy whose floorspace threshold is proportionate enough to properly deal with the above circumstances.

d. Investment in existing and planned new centres. A further factor to consider is the impact of edge and out of centre retail and leisure proposals on town centre investment and related development plan strategy issues. In particular, some proposals may be of a type and scope which could attract retail and leisure operators which would otherwise have occupied new investment projects in existing and planned new centres. A key example of this will be occupiers who would be ideally suited to occupy the planned new centres in the strategic residential development allocations in the new Local Plan. Similarly, the potential for relocations away from existing centres should also be considered. Given the importance of new planned centres within these strategic development areas, we consider that this is a further clear reason why a proportionate impact assessment threshold should be set (with many of these planned new centres likely to accommodate small sized units).

5.112 Therefore, we consider that there is clear evidence and justification for the new Local Plan to continue with an impact assessment threshold which is below the national default threshold of 2,500sq m gross. There is evidence to demonstrate why the current threshold of 100sq m gross could remain, although raising it slightly to 200sq m gross would be reasonable based on the latest evidence provided by this Study. It would also show some flexibility and proportionality with the development management framework for retail and leisure uses in the new Local Plan.

5.113 When an impact assessment is required, the basic topic areas contained within Policy EC9 remain consistent with national planning policy: (a) impact on town centre vitality and viability; and (b) impact on town centre investment. As a consequence, these should remain within the updated version of EC9 and be expanded to make reference to:

a. The need to provide an assessment of cumulative impact in a scenario where there are committed and/or recently completed retail/leisure developments in the catchment area of the proposal.

b. The need to ensure that the 'impact on investment' strand of the policy includes reference to an assessment on the delivery of planned local centres within the catchment of the proposal.

6. Summary and Conclusions

6.1 This Retail and Town Centres Study report has been prepared by Nexus Planning for Cotswold District Council as an evidence base document for the new Cotswold Local Plan. This Study has provided new evidence, analysis and recommendations regarding the following issues associated with the retail and town centres land use strategy for Cotswold District:

a. A review of the current baseline position for retail and other main town centre uses in the main settlements in the District, including the land use profile of the main 'town centres' and main town centre land use provision across the Principle and Non-Principal Settlements.

b. A review of recent and current trends in the retail and leisure sectors, including the changes which have taken place since the preparation of the previous district-wide town centre evidence base study in 2017.

c. Assessment of current shopping patterns and retail spending levels across the main settlements in Cotswold District, including analysis of the shopping and food/beverage catchment areas for the main settlements.

d. Assessment of the need for retail and food/beverage floorspace across the main settlements, including spatial and location-specific assessments of need in relation to the Local Plan's strategic development areas.

e. Advice on the content of planning policy for town centres, including town centre boundaries and specific site allocations for retail and main town centre uses.

6.2 The following pages of this section provide a summary of our findings, analysis and recommendations regarding the main settlements across the District.

Appendix A: Study Area

Appendix B: Market Share & Quantitative Assessment

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Draft document for Council governance process July and August 2026

Sustainable construction policies

Operational energy and carbon

Evidence base complementary report

July 2026 | Rev P02

Etude

Contents and introduction

Introduction

This report provides an update to Cotswold District Council's energy and carbon evidence base for sustainable construction policies (December 2023). Etude, together with Levitt Bernstein, assisted the Council with creating the 2023 evidence base to justify net zero buildings policies based on operational energy metrics. Since the report was issued, a number of important developments have occurred relating to net zero operational energy policies. As such this update reflects this changing context.

The scope of this report covers:

- An update to the statutory context surrounding net zero policies.
- The recently released Future Homes and Future Buildings Standards and what these mean for the existing evidence base and Cotswold's proposed policies.
- A review of recent successful evidence bases from other local authorities adopting similar policies.
- Implementation of policies and the development management process.

Document quality control

Issued by:	Anna MacKenzie
Reviewed by:	Andrea Carvajal

Revision history

P01	29/05/2026	First issue to the client
P02	09/07/2026	Final issue with amendments.

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The NPPF consultation.
The need for operational energy net zero policies.

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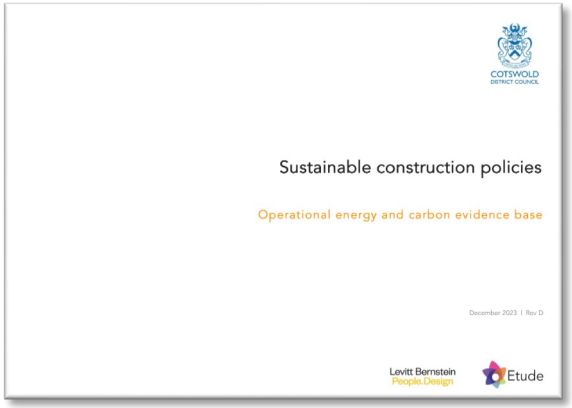
Timeline for introduction.
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3.0 Recently adopted local plans

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4.0 Implementation and development management

Implementation of policies and development management.



This report complements the Cotswold District Council's energy and carbon evidence base for sustainable construction policies (December 2023); Etude & Levitt Bernstein.

1.0

Policy context update

Policy context update | The 2023 WMS: the legal response and inspectors' comments

The 2023 Written Ministerial Statement

A Written Ministerial Statement (WMS) was issued on 13th December 2023 by the Parliamentary Under Secretary of State for Levelling Up, Housing and Communities. A key extract of the statement is:

Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- *The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*

The legal response to the 2023 WMS

Open legal advice sought from Estelle Dehon KC concludes that the WMS should not prevent local authorities from exercising their statutory powers and duties.

> *So long as there is a robust evidence base – a reasoned and robustly costed rationale – it is open to examining inspectors, in the exercise of their planning judgment, to determine that policies based on [energy metrics] are consistent with national policy on climate change mitigation and the net zero obligation, and, to the extent that there would be deviation from the 2023 WMS, that can be justified on the evidence and does not prevent overall consistency of the proposed local plan with national policy (particularly as national policy can pull in different directions). "*

Estelle Dehon KC

The response from planning inspectors at examination

The response from planning inspectors appointed by the secretary of state at examination found policies that went beyond building regulations and used operational energy metrics justified.

> *...there is a justified rationale for the approach taken in Core Policy 22. Although the use of alternative metrics to TER means that it departs from the WMS, that departure is justified by the evidence presented to us and the objectives of the Plan in addressing climate change."*

Inspector comment, Uttlesford Local Plan (January 2026)

> *...The (2023) WMS is a material consideration but needs to be read in the context of national policy and legislation. Evidence is presented to indicate that achieving net zero using the (EUI) metric proposed is both technically and financially feasible."*

Inspector comment, Winchester (March 2026)

The draft 2025 NPPF consultation

In December 2025, the government announced a consultation on the new draft National Planning Policy Framework (NPPF). Of particular relevance to this study is *PM13 Setting Standards* and *DM7 Relationships with Other Regulatory Regimes* which propose to:

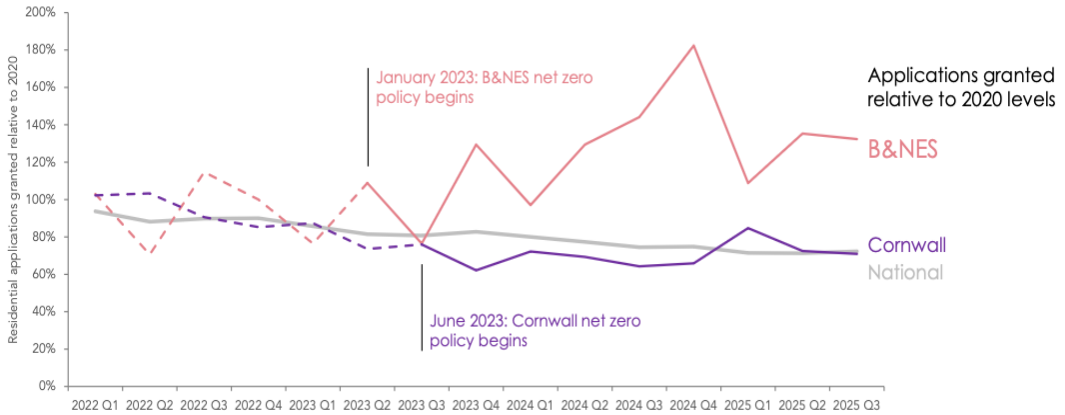
- Limit local standards for energy efficiency in dwellings.
- Prevent local policies for any matters that are already covered by building regulations (with the exception of accessibility and water efficiency but including energy and carbon emissions).

Local energy policies do not stifle planning and development

One of the key arguments that the Government has made for this policy is that allowing local authorities to set their own policies inhibits development. Data from the Ministry of Housing, Communities and Local Government (MHCLG) demonstrate that local net zero energy policies introduced by Bath & North East Somerset Council and Cornwall Council in 2023 did not hold back planning and development in these areas. There is no evidence that net zero policies make the planning process too complex or that they constrain housing delivery (see graph on the right).

What PM13 and DM7 might mean for local plans if they are adopted in the NPPF

At this stage PM13 and DM7 are under consultation and it may be that the proposal is not taken forward. If it is, it is likely to extend to energy efficiency only, which may include limiting the ability of local authorities to set space heating demand and energy use-intensity targets (see box on the right for mitigating options). Renewable energy does not appear to be included and therefore it may be possible for local authorities to continue setting their own standards for renewable energy provision. Embodied carbon policies may face constraints but draft wording is vague and therefore the NPPF policy may be difficult to implement in practice.



% of residential applications granted relative to 2020. The pink line shows that applications granted for BANES were consistently higher for BANES after the introduction of the policy and higher than the national average. The purple line shows that were marginally lower but were already on a downward trajectory after 2020 anyway.

Chart based on MHCLG reference table 2 (PS2) data for district planning applications, showing applications granted for major and minor dwellings. This shows applications granted relative to 2020 levels in each area. Applications can refer to multiple dwellings. Data is not available for individual dwellings.

Justification for operational energy and embodied carbon policies

- Robust justification for local planning policies for operational energy and embodied carbon is important. There are other national policies which must be highlighted as a justification for the proposed local policies.
- Operational energy policies such as space heating demand and energy use intensity and embodied carbon policies could be considered to be sufficiently different from building regulations metrics to not be covered by PM13 and DM7. Building regulations covers regulated energy uses only, while operational energy use policies would cover total energy use. Operational energy policies can be measured in-use, whereas building regulations metric cannot.

Complying with national policy

There are strategic national targets for the energy performance and carbon emissions of buildings contained in several legislative documents, but the specific requirements for new buildings are set by the Building Regulations. Building regulations are generally limited in ambition by what is achievable on the most viability constrained sites in England. Cotswold District Council can determine the viability of setting better standards based on the local, not national, conditions.

The role of new buildings in carbon budgets

The concept of carbon budgets is absolutely critical to understand. Net Zero is not only about a destination; a very significant and fast decarbonisation pathway is needed and, in contrast to most other sectors, the technology to completely decarbonise new buildings already exists at scale.

Reducing energy bills

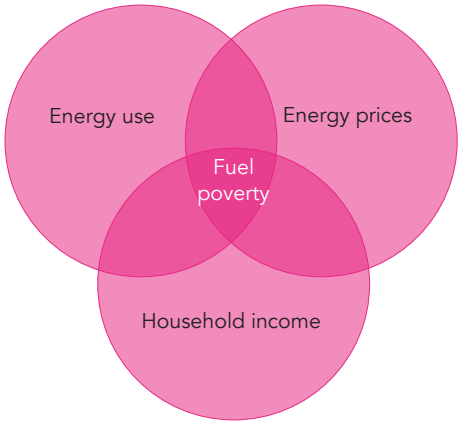
Energy costs are now a major issue for many UK residents. An energy efficient dwelling will help to reduce energy demand which in turn will reduce energy bills. It will also make the temperature more stable, enabling a 'smart' heating system to make the most of flexible dynamic electricity prices. Incorporating PV generation can generate significant cost savings when electricity is used by residents on-site.

Wider co-benefits

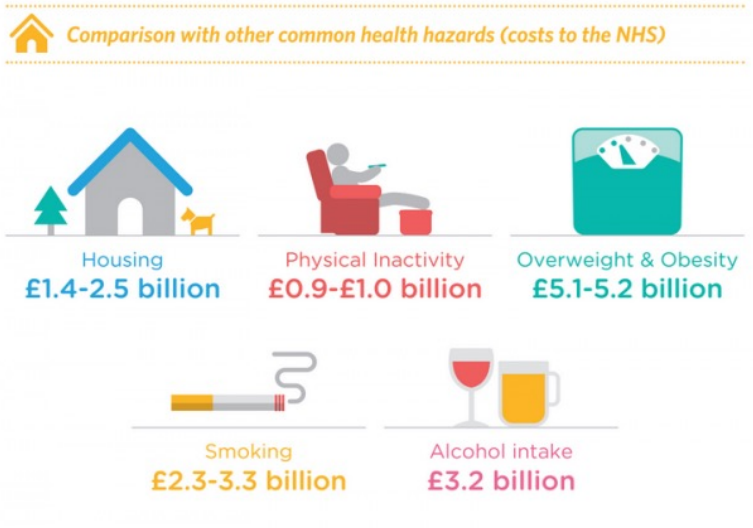
Better insulated buildings generally and housing specifically brings wider benefits to residents, communities and the region. Improving housing quality plays an important part in tackling health inequalities.

Embodied carbon

The Climate Change Committee (CCC) recommended that a whole life carbon assessment for new homes should be included within the Future Homes Standard, but it was excluded, leaving a policy gap that needs to be filled for the UK to meet its net zero obligation.



The dwelling's energy use is one of the three key factors contributing to fuel poverty. The proposed policy has a specific requirement for domestic buildings on energy efficiency.



The Government predicts housing quality impacts will increase as the population ages. NHS costs source: BRE, (image source: gov.uk)

2.0

The Future Homes and Building Standards (FHS and FBS)

FHS and FBS | Timeline for introduction

The current Building Regulations, Part L 2021

The current section of the building regulations that governs energy and carbon emissions is Part L 2021. It will be replaced by the Future Homes Standard (residential) and the Future Buildings Standard (non-residential) in March 2027.

New homes being designed now will need to meet the timescales indicated opposite, otherwise they will need to comply with the new Part L 2026 standards when they come into force (March 2027).

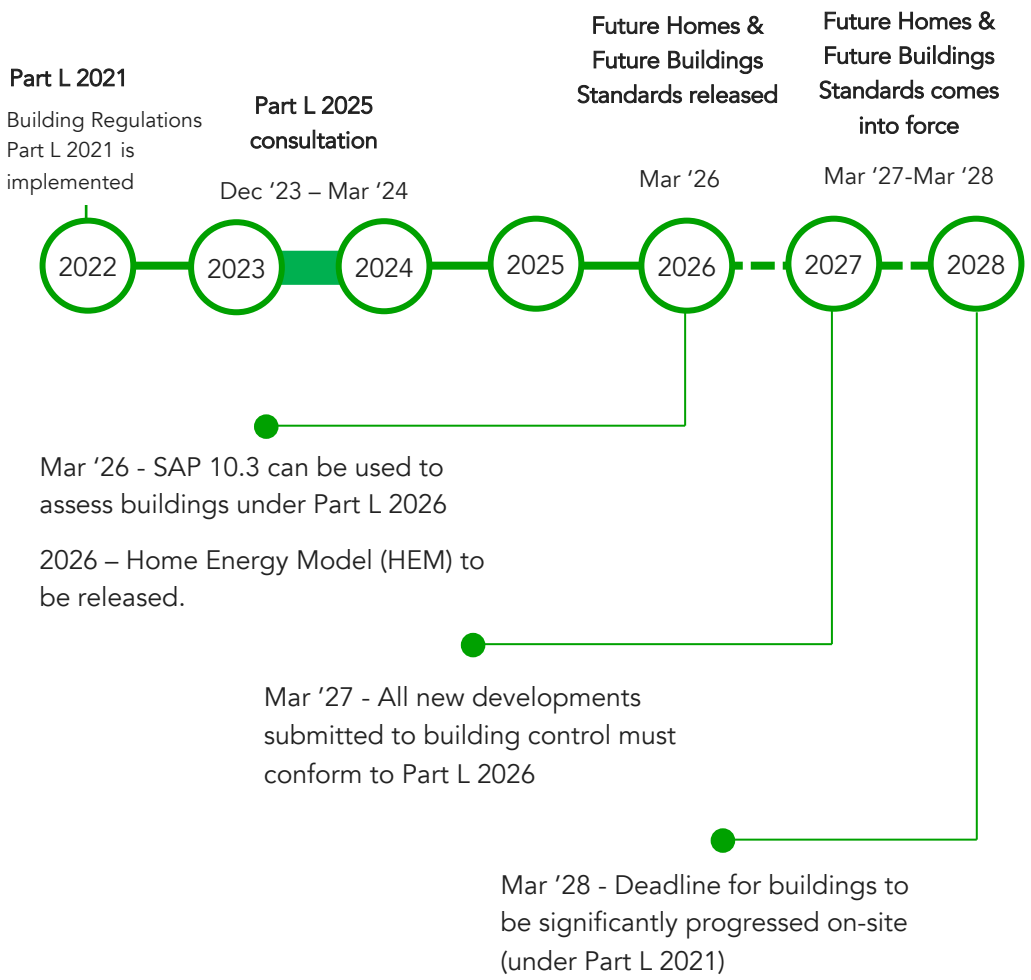
Part L1 2026 (Dwellings) - The Future Homes Standard

Details of the UK Government's Future Homes Standard (FHS), or Part L1 2026, were published in March 2026. It will come into force on 24th March 2027* (except for higher risk building for which the date will be 27th September 2027).

The key changes between Part L 2021 and Part L1 2026 are discussed on the following page.

Part L2 2026 (Non-dwellings) - Future Buildings Standard (FBS)

The Future Buildings Standard (FBS) brings changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new and existing non-domestic buildings. It will deliver stronger fabric and services, low-carbon heating (no gas boilers), and greater use of on-site renewable generation.



The Future Homes Standard (FHS) and The Future Building Standard (FBS) have recently been released. The key updates and milestones are illustrated in the graphic above.

FHS and FBS | Summary of key changes for dwellings (Part L1 2026)

Part L1 2026 (or FHS) marks the UK's shift towards building 'zero-carbon ready' new homes. It assesses buildings against the same metrics as Part L1 2021, (carbon emissions, fabric energy efficiency and primary energy), but key changes to the calculation methodology, requirements and notional building encourage higher performance design.

An updated grid electricity carbon factor

The grid electricity carbon factor has been updated from 0.136 to 0.086 $kgCO_2/kWh$ for Part L1 2026 calculations, which aligns with various grid decarbonisation forecasts. This is much lower than the carbon factor for any fossil fuels.

A new requirement for low carbon heating systems

Part L1 2026 requires on-site space heating and DHW systems to be efficient and use low carbon fuels, favouring electricity-based options for new buildings. Space heating and DHW can also be provided by a district heat network.

A new functional requirement for renewable generation

On-site renewable energy generation is a new functional requirement under Part L1 2026. Every new residential building is required to provide a minimum amount of renewable generation, based on the size, in particular the floor area, of the building. This is most likely to be achieved through rooftop PV systems. There are exemptions under specific circumstances, such as where roof orientation or shading makes generation impractical, but these must be justified and accepted by Building Control.

A new notional dwelling

Part L1 2026 introduces a revised notional dwelling, which is used to calculate the performance which will have to be met by the actual dwelling in terms of carbon emissions, fabric energy efficiency and primary energy.

The main updates to the notional specification compared with Part L 2021 include:

- ***Air permeability and ventilation:*** an improved airtightness target and upgrade to decentralised Mechanical Extract Ventilation (dMEV), to maintain air quality where natural infiltration is insufficient.
- ***Space heating and DHW:*** upgrade to Air Source Heat Pumps (ASHP). Combined with the reduction in grid electricity carbon factor and requirement for low carbon heating, this makes compliance with fossil fuel based systems very difficult.
- ***Photovoltaics:*** the notional building now includes a PV system sized to match that of the actual building, up to a maximum threshold.

	Part L1 2021	Part L1 2026
Air permeability	5 $m^3/m^2/hr$ @ 50Pa	4 $m^3/m^2/hr$ @ 50Pa
Ventilation	Natural (i.e. intermittent mechanical extract ventilation)	dMEV (i.e. decentralised continuous mechanical extract ventilation)
Space heating and DHW	Individual gas boiler	Individual or communal ASPH
Photovoltaics	System facing south-east or south-west *For **houses**:* kWp = 40% of ground floor area, including unheated spaces / 6.5 *For **flats**:* kWp = 40% of dwelling floor area / (6.5 * number of storeys in block)	System facing south-east at 45° pitch kWp same as actual building up to: *For **houses**:* 40% ground floor area including unheated spaces / 4.5 *For **flats**:* 40% dwelling floor area / number of storeys / 4.5

Summary of key notional dwelling specification changes between Part L1 2021 and Part L1 2026

Solar PV as a mandatory requirement

Part L1 2026 introduces a new functional requirement for solar photovoltaic (PV) panels on **all new dwellings**. This is a significant change from Part L 2021, under which PV was not mandatory. Critically, the amount of PV required cannot be offset by higher levels of energy efficiency, it must be provided.

The generation requirement

The amount of solar PV that must be provided on the actual building must meet or exceed a minimum annual **generation requirement**. It is not simply an area requirement as sometimes thought.

The generation requirement is determined from a hypothetical array of a size determined by the method outlined on the right.

The generation of the actual array must account for actual orientation, tilt and overshading. Compliance is assessed using the SAP methodology.

Rules for maximising solar PV generation

Solar panels must be installed on each "reasonably practicable roof area", with all roof faces used where necessary to meet the generation target, regardless of orientation or overshading. Minimum offsets from roof edges, ridges and windows must be adhered to.

Exemptions

Exemptions are very limited. North-facing pitches and heavily shaded roofs are not exempt from the maximisation requirement. The only full exemption applies where, despite maximising PV across all roof faces, annual generation remains below **720 kWh/year**. Applications for exemption must include diagrams demonstrating maximised PV provision.

How building control officers will make judgements on exemptions is unknown.

5.73 Roof-mounted photovoltaic arrays on dwellinghouses should be designed to achieve a reasonable output using one of the following.

a. An annual output (in kWh) for the dwellinghouse as calculated using the approved methodology of at least equal to that of a photovoltaic array with all of the following characteristics.

   i. Installed peak power (kWp) equal to photovoltaic panels with an efficiency of 0.22kWp per m^2 installed over an area equivalent to 40% of the dwellinghouse's ground floor area (see equation 5.1).

   ii. Orientated south-east to south-west.

   iii. Pitch of 45 degrees.

   iv. Not overshaded.

b. An annual output (in kWh) for the dwelling as calculated using the approved methodology at least equal to that of a photovoltaic array covering the reasonably practicable roof area with a panel efficiency of 0.22 kWp/m^2.

Equation 5.1

An appropriate level of installed peak power (PPDWELLING) in kWp for an individual dwellinghouse can be calculated using the following equation.

PPDWELLING = APVD × EFFPV equation 5.1

Where:

EFFPV = PV panel efficiency (kWp/m^2) of 0.22kWp/m^2 or higher

APVD = area available for photovoltaic panels (m^2) equivalent to at least 40% of the ground floor area.

Extract from Part L1 2026 relating to Photovoltaic Panels

How the generation requirement is calculated

This generation requirement must be calculated using the approved methodology.

In simplistic terms the generation requirement is:

- The generation of a hypothetical PV array of a capacity (kWp) that is calculated by using the ground floor area of the dwelling: 40% of ground floor area × 0.22 kWp/m^2.
- The generation of this hypothetical PV array is determined using fixed assumptions on orientation (south-east), tilt (45 degrees), and overshading (no overshading).

Importantly, it is a **generation requirement**, **not** an area requirement.

The requirement for all buildings to provide renewable energy generation is one of the most significant changes to Part L1 2026. This is most likely to be delivered through a PV system and can be installed anywhere within the curtilage of the building. Generated electricity should be made available for residents' use.

Cotswolds' on-site renewable energy requirement

The minimum 80 kWh/m²/yr on-site renewable energy requirement in the Cotswolds policies is broadly equivalent to the Part L 2026 PV requirement for a typical semi-detached house. The energy balance requirement is likely to exceed the FHS requirement for flats, providing an important additional backstop.

Optimised roof design

Part L1 2026 does not require optimised roof design. Local policy can go further by requiring this, reducing the amount of PV needed and supporting better design outcomes. Where local policy requires optimised roof design, it will act as an effective backstop on renewable energy generation.

Local policy and the draft 2025 NPPF

Renewable energy provision does not appear to fall within the energy efficiency restrictions proposed under PM13 of the draft 2025 NPPF. It may therefore be possible for local authorities to continue setting standards for on-site renewable energy that go beyond the mandatory FHS requirement.

Blocks of flats

For blocks of flats, Part L 2026 provides no strong mechanism to incentivise efficient placement of plant equipment to maximise PV coverage. The energy balance requirement in the Cotswolds policies is likely to exceed the Part L 2026 requirement for flats, providing an important additional lever.

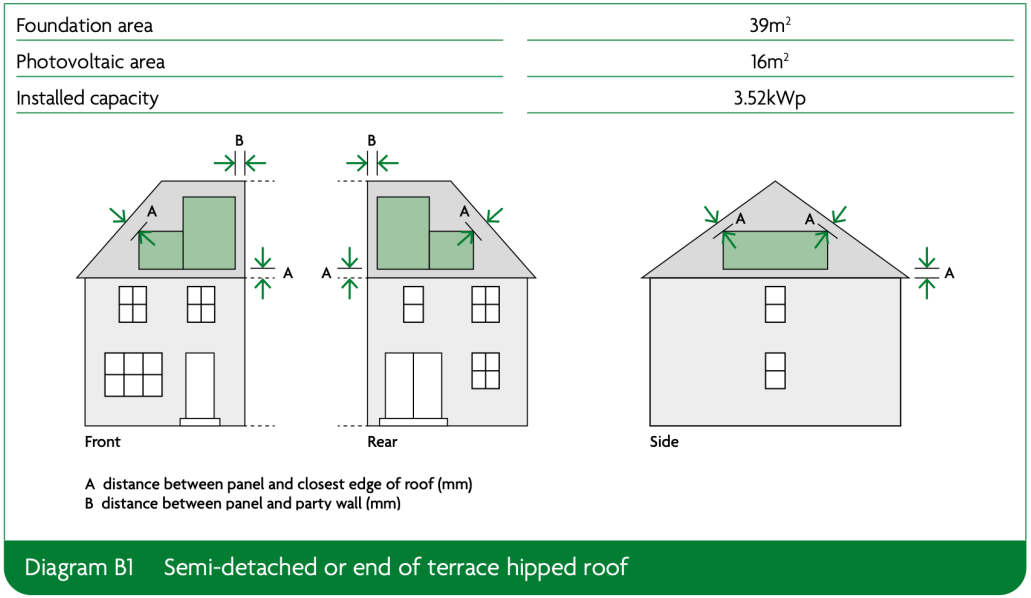


Diagram B1 Semi-detached or end of terrace hipped roof

These diagrams from the Approved Document L2026 illustrate how PV must be maximised.

B9 Evidence should be provided to the building control body in the following circumstances.

a. To support the need for lower output on-site renewable electricity generation than the standards in paragraphs 5.73(a), 5.74(a) and 5.74(b).

b. In the exceptional circumstances where it is not possible to install any on-site electricity that would meet the standards given in paragraph 5.77.

This should include the following as appropriate.

a. Roof diagrams with and without proposed photovoltaic panels clearly demonstrating any design restriction on panels. Examples of roof diagrams are provided in paragraph B11.

b. A statement outlining why lower provision is being installed and why any modification to designs cannot be made.

c. Any calculations made in support of paragraphs 5.73(a), 5.74(a) and 5.74(b), signed by a suitably qualified person. A suitably qualified person includes a qualified On Construction Domestic Energy Assessor.

Extract from Part L1 2026 relating to Photovoltaic Panels

FHS and FBS | Summary of key changes for non-domestic developments

Part L2 2026 (FBS) marks the UK's shift towards building 'zero-carbon ready' new buildings.

It assesses buildings against the same metrics as Part L2 2021, (carbon emissions and primary energy), but there are some key changes that are likely to make it more challenging to comply with.

A new requirement for low carbon heating systems

Part L2 2026 requires on-site space heating and hot water systems to be efficient and use low carbon fuels, favouring electricity-based options for new buildings. Space heating and hot water can also be provided by a district heat network.

A new notional building

While Part L2 2026 has been recently published, the update to the National Calculation Methodology (NCM) modelling guide, which defines the notional building specification, has not yet been publicly released, nor have any approved calculation software.

This means we can determine the policy intent from Part L2 2026, but we do not know the details of how building performance will be benchmarked by the notional building under Part L2 2026.

However, there is a draft NCM modelling guide that was released for consultation that gives an indication of the likely changes to the notional specification under Part L2 2026. This document contains two proposed options for the notional specification.

Commissioning

All fixed building services that requires commissioning evidence for compliance with Part L in new buildings (other than dwellings) now includes lifts, escalators and moving footways.

The notional specification

The main updates to the notional specifications include:

- ***Fabric improvements:*** improved U-values and air permeability.
- ***Ventilation:*** upgrade to Mechanical Ventilation with Heat Recovery (MVHR).
- ***Space heating and hot water:*** upgrade to Air Source Heat Pumps with low flow temperatures. Combined with a likely reduction in grid electricity carbon factor and requirement for low carbon heating, this makes compliance with fossil fuel based systems very difficult.
- ***Lighting:*** more efficient lighting with smarter controls.
- ***Photovoltaics:*** the notional building always includes a PV system sized to a % of the assumed roof area.

The Future Homes Standard has been confirmed since the original evidence base was issued

Cotswold District Council's energy and carbon evidence base for sustainable construction policies (December 2023) contains technical and cost feasibility evidence relating to the proposed net zero policies.

At the time, two baseline scenarios were used:

- Part L 2021 - this remains to be an accurate baseline of this standard.
- The anticipated Future Homes Standard - this baseline is now out of date as it has been superseded by the confirmed FHS. The table opposite summarises these differences which are significant enough for us to recommend that this baseline is not used for cost and viability purposes.

The Future Homes Standard baseline from the 2023 report is now out of date

In December 2023 the anticipated Future Homes Standard spec was based on the government's response to the the Future Homes Standard Consultation (published in November 2023). Since then, the actual FHS (or Part L1 2026) specification has been confirmed.

There are quite large differences in the fabric specification and solar PV requirement. For this reason, the energy and cost modelling results for Scenario 2 from the 2023 study are not suitable for use as a baseline for technical or viability purposes.

- Part L 2021 - this remains to be an accurate baseline of this standard.
- The anticipated Future Homes Standard (Scenario 2) - this baseline is now out of date as it should be superseded by new modelling using the confirmed FHS as a baseline. It should not be used for cost or viability purposes.

	Anticipated Part L 2025 (December 2023)	***Confirmed*** Part L 2026
Building fabric strategy	Anticipated Future Homes Standard notional building specification (in Dec 2023)	Confirmed Future Homes Standard notional building specification (confirmed Mar 2026)
Floor (W/m^2K, SAP adjusted)	0.11	0.13
Walls (W/m^2K)	0.15	0.18
Roof (W/m^2K)	0.11	0.11
Windows (W/m^2K)	0.8 (triple-glazed)	1.2 (double-glazed)
Doors (W/m^2K)	1.0	1.0
Thermal bridging* (W/K)	10.25 (SAP) 6.3 (PHPP)	tbc
Air Permeability ($m^3/m^2/hr$)	5	4
Ventilation	iMEV, 0.18 W/l/s	dMEV, 0.15 W/l/s
Space Heating	5kW ASHP Radiators at <45˚C	5kW ASHP Radiators at <45˚C
Domestic Hot Water	200l heat pump tank	200l heat pump tank
Waste water heat recovery (WWHR)	None	Yes (50% recovery)
Solar PV	0 kW	(approx. 40% GFA / 4.5)

The table above compares the anticipated FHS spec (from the December 2023 study) and the actual confirmed FHS spec (confirmed in March 2026). The differences in specification are significant and the FHS baseline from the 2023 study is no longer suitable. An update to the modelling is recommended.

Requirement 1: Space heating demand	Justification for policy	Recommendation
30 kWh/m²/yr *Until 31st December 2030* 15-20 kWh/m²/yr *From 1st January 2031*	The confirmed fabric specification of the notional building for Part L 2026 does not deliver much of an improvement over Part L 2021. We have undertaken some indicative modelling on a semi-detached house in the East of England. This showed us that the space heating demand of the Part L 2026 compliant dwelling was approximately 60 kWh/m²/yr. Therefore, this policy delivers a space heating demand that is approximately 50% lower at 30kWh/m²/yr and will be 75% lower at 15-20 kWh/m²/yr than the Part L 2026 compliant equivalent building. Co-benefits of the space heating demand policy include: • Better insulated walls, roofs and floors – this will reduce the risk of condensation and mould. • Triple glazed windows (rather than double glazed windows) – this will reduce cold drafts and reduce the risk of condensation and mould. • Excellent levels of air-tightness – this will further reduce drafts and improve comfort. • Mechanical ventilation with heat recovery (MVHR), a ventilation system that efficiently recovers heat from outgoing air. Incoming air is filtered and pre-heated – this will deliver improved indoor air quality and comfort. • Resilience to energy price fluctuations and extreme cold weather.	This policy delivers a significant improvement in fabric efficiency.
Requirement 2: All new developments must be fossil fuel free	**Policy justification**	**Recommendation**
Fossil fuel free	The new Part L 2026 effectively removes the ability to install gas boilers in new homes (due to the notional building now including an ASHP, and the grid electricity carbon factors having been updated and reduced). As a result, the significant carbon emissions associated with gas heating systems makes it difficult to comply with the Target Emissions Rate (TER). It appears that it is not possible to pass Part L 2026 using a gas boiler in individual dwellings (more work is needed to understand the implications of gas boilers in heat networks).	This policy is a backstop to any instances where homes with gas boilers are able to meet Part L 2026.
Requirement 3: Energy use intensity	**Policy justification**	**Recommendation**
35 kWh/m²/yr	Cotswold's policy will deliver homes with overall lower total energy use than a Part L 2026 equivalent home. This, together with the presence of solar PV, may result in running cost savings for residents of approximately 40-60% (based on our modelling of a typical semi-detached house in the east of England). Benefits of the EUI policy include: • It is a target that can be measured at the meter and is therefore related to energy costs. • It helps protect occupants from high energy bills by limiting where direct electric heating can be used. • It may make inefficient heat networks unable to comply. • It potentially addresses the ability to use biomass heating in Part L 2026.	This policy delivers a significant improvement in overall energy use. It also protects occupants from inefficient heating systems.

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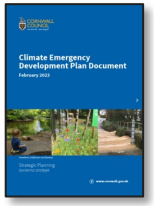
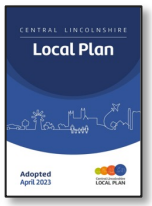
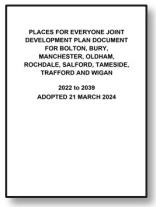
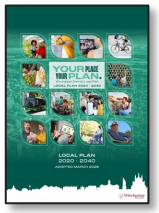
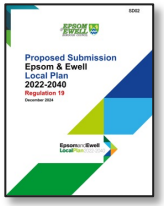
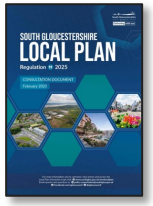
Requirement 4: On-site renewable energy generation	Policy justification	Recommendation
	**How the Cotswold's proposed policy performs compared with Part L 2026 requirements** Part L 2026 now includes a minimum solar PV requirement for all dwellings. The Part L 2026 requirement is based on ground floor area, in contrast to Cotswold's policy is based on total energy use. Therefore, how the two approaches compare will depend on the number of storeys the building has: • For 2-storey houses - Part L 2026 is likely* to exceed the energy balance requirement. However, if roof design is not optimized for solar PV this may not be the case. • For 3-storey houses and flats - the energy balance requirement is likely* to exceed the Part L 2026 requirement. *Further testing of different houses and flats with different number of storeys is needed. **Benefits of Cotswold's policy for on-site renewable energy generation** • The policy is likely to provide a greater ambition for dwellings of more than 2-storeys. • The policy can act as a back-stop requirement for all dwellings if there is a requirement to optimise roof design to achieve the policy requirement (this does not appear to be a strong requirement of Part L 2026).	Retain Requirement 4 in policy GE1. The energy balance requirement provides a useful backstop for renewable energy generation. Particularly if accompanied by guidance on how roof design should be optimized for maximum solar PV generation, and if development management have the ability to challenge inefficient roof design.
	The energy offset policy Cotswold's policy requires any renewable energy not met on-site to be offset through payment into an energy offset fund. This is a stronger requirement than Part L 2026, particularly for flats where the energy balance requirement will be difficult to achieve.	This policy should be retained as a requirement where an energy balance cannot be achieved on-site.

3.0

Recently adopted local plans

Operational energy and carbon | Local plans with operational energy use policies

The table below summarises local plans with operational energy use policies which have been adopted or or have been published for consultation.

Operational energy	
Source	Document
Adopted local plans with operational energy use policies	 *Merton local plan 2024-2037/38*  *Cornwall CEDP 2023*  *Central Lincolnshire updated local plan*  *Places for everyone adopted plan 2024*  *Winchester adopted Local Plan 2020-2040*  *Essex planning policy position*  *Tendring Colchester Borders Garden Community adopted DPD*  *Salt Cross Garden Village adopted AAP*  *Bath & North East Somerset sustainable construction checklist SPD*  *Uttlesford Local Plan 2021-2041*
Emerging local plans with operational energy use policies	 *Camden draft new local plan 2024*  *Tower Hamlets draft new local plan 2024*  *Ealing draft new local plan 2024*  *Enfield draft new local plan 2024*  *Kensington and Chelsea new local plan 2024*  *Newham draft new local plan 2024*  *Epsom Ewell draft local plan 2022-2040*  *South Gloucester-shire draft local plan*  *Reading draft local plan*

Recently adopted local plans | Precedents with similar energy policies

	Policy status	Space heating demand, kWh/m²yr	Energy use intensity, kWh/m²yr	Renewable energy	Embodied carbon
Winchester local plan (link to evidence base)	Adopted Mar '26	Dwellings: 15	Dwellings: 35	Energy balance	Reduce and report. In line with RICS methodology or other recognised national methodology (no RICS modules stipulated)
Uttlesford (link to evidence base)	Adopted Mar '26	Dwellings: 15 Bungalows: 20	Resi: 35 Non-resi: various	Energy balance (at least 120 kWh/m²fp [industrial], and 80 kWh/m²fp [other buildings])	"C" band from LETI and RIBA targets, limits for upfront and total embodied carbon.
Tendring Colchester Borders Garden Suburb	Adopted June '25	Dwellings: 30	Dwellings: 40	Energy balance	Reduce and report. In line with RICS methodology or other recognised national methodology (no RICS modules stipulated).
Greater Manchester Combined Authority	Adopted Mar '24	Houses: 20 Flats: 15	None	40% GFA	None.
Cotswold Garden Village (Salt Cross)	Adopted Feb '24	Houses: 20 Flats: 15 Non-resi: 20	Resi: 35 Non-resi: various	Energy balance	Reduce and report (suggested in line with upfront embodied carbon limits in UKNZCBS).
Central Lincolnshire (link to evidence base)	Adopted April '23	Dwellings: 15-20 Non-resi: 15-20	Resi: 35 (site average) Non-resi: 70 (site average)	Energy balance	Reduce and report
Merton	Adopted Nov '24	Houses: 20 Flats: 15	Report only	Maximise	None
Cornwall DPD (link to evidence base)	Adopted Feb '23	Dwellings: 30	Dwellings: 40	Energy balance	None
BANES (link to evidence base)	Adopted Jan '23	Dwellings: 30	Dwellings: 40	Energy balance	Upfront embodied carbon: <900kgCO_2e/m²

Precedents: other emerging Local Plans with similar energy policies (as at June 2026)

This table lists adopted local plans with similar net-zero energy-based operational energy and embodied carbon policies to those proposed by BDBC.

	Policy status	Space heating demand, kWh/m²yr	Energy use intensity, kWh/m²yr	Renewable energy	Embodied carbon
Newham	🟡 At examination	Dwellings: 20 Non-resi: 20 Industrial: 15	Resi: 35 Non-resi: various	Energy balance (or 120 kWh/m²fp [industrial], and 80 kWh/m²fp [other buildings])	Upfront embodied carbon: <500kgCO_2e/m² (major developments)
Epsom & Ewell	🟡 At examination	Dwellings: 30 Non-resi: 15	Dwellings: 40	Energy balance	None
Reading	🟡 At examination	Dwellings: 15-20 Non-resi: 15-20	Dwellings: 35 Non-resi: 70 (site average)	Energy balance	Non-resi (where >5000m²): <800 kgCO_2e/m²
South Gloucestershire	🟡 At examination	Bungalows and detached: 20 Semi- and terrace: 15 Flats: 15 Non-resi: None	Resi: 35 Non-resi: various	Energy balance (all) (or 150 kWh/m²fp [industrial], and 105 kWh/m²fp [other buildings])	Upfront embodied carbon (A1-5) i. Residential (4 storeys or fewer) - <400 kgCO_2e/m² ii. Residential (5 storeys or greater) - <500 kgCO_2e/m² iii. Major non-residential schemes - <600 kgCO_2e/m² b. Whole life-cycle embodied carbon: i. Residential (4 storeys or fewer) - <625 kgCO_2e/m² ii. Residential (5 storeys or greater) - <800 kgCO_2e/m² iii. Major non-residential schemes - <970 kgCO_2e/m²
Enfield	🟡 At examination	Dwellings: 15 Non-resi: 15	Dwellings: 35 Non-resi: various	Energy balance (or 120 kWh/m²fp [industrial], and 80 kWh/m²fp [other buildings])	Major developments only Upfront (A1-A5): Dwellings: <500kgCO_2e/m² ; Non-resi: <600kgCO_2e/m² WLC: Calculate and report
Camden	🟡 At examination	Dwellings: 20 Non-resi: 20	Dwellings: 35 Non-resi: various		GLA "aspirational" WLC (A1-A5) targets, or "standard" targets where not feasible.

Key for tables:

🟢 = Adopted; 🟡 = At examination.

Recently adopted local plans | The viability of similar energy policies has been demonstrated successfully

Policies with energy metrics are found sound at examination

Below is a selection of Inspectors' comments from the examination of four other local plans with similar energy policies to those proposed by Cornwall Council.

These comments show that energy metric based policies have continued to be found sound at examination (including after the 2023 WMS).

	Policy status	Inspector comments
Winchester local plan	Adopted Mar '26	"Having regard to the Council's viability evidence, including the requirements of the emerging Future Homes Standard and other Plan policy requirements that influence viability, in the round, I find the application of policies CN1 and CN3 would be unlikely to impose a significant financial burden on the Plan's planned development or have a significant effect on its affordability" … no matter how energy efficiency is proposed to be measured, the environmental outcome, to mitigate climate change and contribute to the net zero obligation, will remain the same and it will meet the overarching aim of national policy. Therefore, based on the evidence before me, I find the Council's approach in policy CN1 and CN3, subject to the MMs proposed consistent with national policy, justified and effective. It is therefore sound."
Uttlesford	Passed examination Jan '26 (awaiting adoption)	"We have considered the effect of achieving net zero carbon in operation on the viability of new development and are satisfied that realistic build-cost uplifts have been factored into Viability Assessment Stages 1 and 2 (INF7 and INF8). In the light of this, we accept the viability assessment reports findings that there is reasonable prospect of the Plan's strategic allocations coming forward viably"
Tendring Colchester Borders Garden Suburb	Adopted June '25	"There is no evidence to suggest that, in this case, the longstanding aspiration for the garden community to meet the highest standards of sustainable design and construction measures would therefore make the development unviable or undevelopable over the plan period."
Cotswold Garden Village (Salt Cross)	Adopted Feb '24	"…the application of Policy 2 in isolation, is unlikely to impose a high financial burden on the Garden Village scheme or have a significant effect on housing supply and affordability as other factors also impact on overall viability. The application of Policy 2 is not a factor likely to make a development unviable and there should therefore be no adverse impact on housing delivery and affordability."

Recently adopted local plans | Learning from recent Examinations in Public (EiP)

Although each Examination in Public (EiP) is specific to the local planning authority as each Local Plan is unique and as it needs to respond to a unique set of opportunities and constraints, there are consistent themes. This page summarises our analysis of the key 'ingredients' required for a successful examination process.

Policy justification should be articulated and clear

Being clear on the policy requirements and demonstrating that they are technically feasible and economically viable tends to be the natural focus of evidence bases. It is however also very important to articulate clearly the justification for the policy, and in particular what is the added value of it compared to Building Regulations requirements.

Reducing energy bills is a key co-benefit

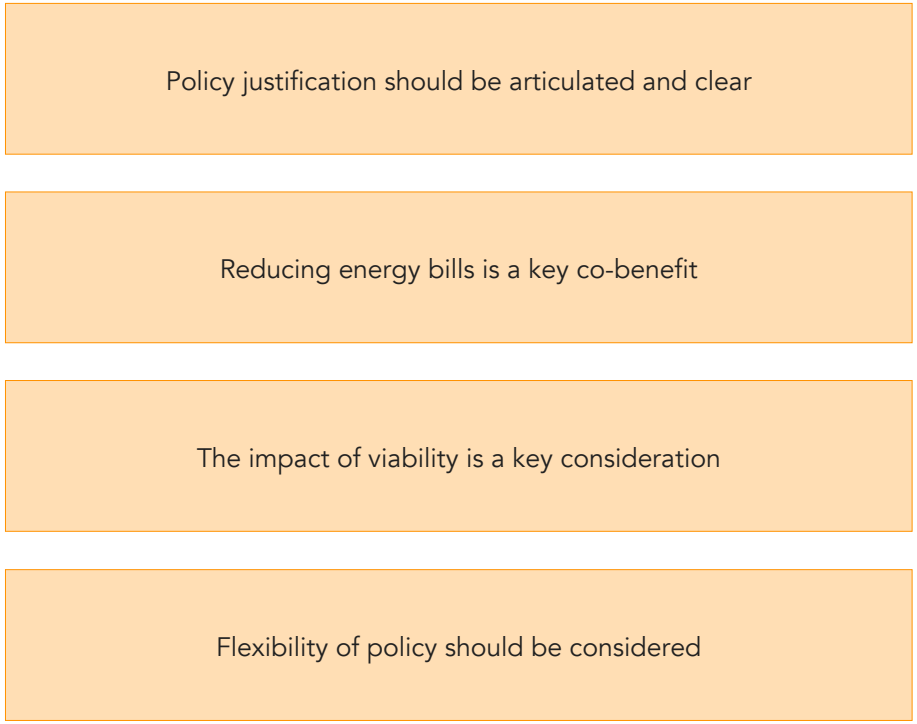
Most of operational energy/carbon policies are related to the Councils' climate change commitment and ambition. However, these policies can have a very positive impact on residents' future energy bills. It would be very useful for the EiP to be able to articulate this benefit of the operational energy/carbon policy, along with any other potential co-benefits as they would not be delivered otherwise.

The impact of viability is a key consideration

The risk of impacting housing supply is naturally at the forefront of Planning Inspectors' concerns. It is therefore crucial to have a very thorough understanding of viability. The 'lower' the viability, the more important it will be to demonstrate it clearly with robust assumptions.

Flexibility of policy should be considered

Finally, it is reasonable of Planning Inspectors to seek to avoid policies which are too 'rigid' as they may create issues down the line. Introducing flexibility in the policy wording without 'watering it down' is very beneficial.



Key considerations to be addressed for a successful examination process

4.0

Implementation and development management

Implementation of policies and development management

Etude supported Cornwall Council in developing its Climate Emergency Development Plan Document (DPD) in 2021. The DPD was examined in 2022, adopted in February 2023, and implemented from June 2023. Following implementation, Cornwall Council determined around 1,300 applications in the first year.

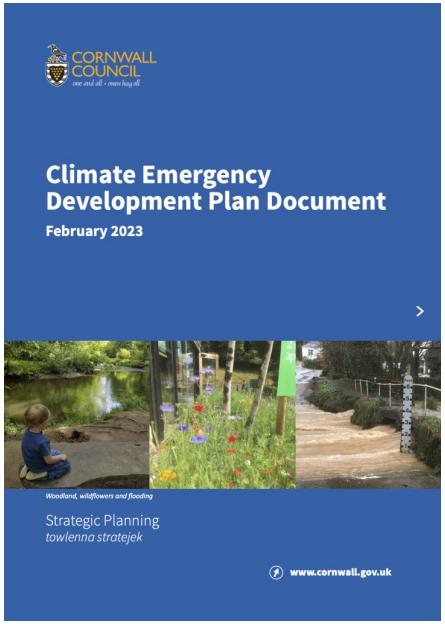
The following points summarise Cornwall Council's reflections on factors that supported effective implementation in practice.

Advice from Cornwall Council on implementing policy

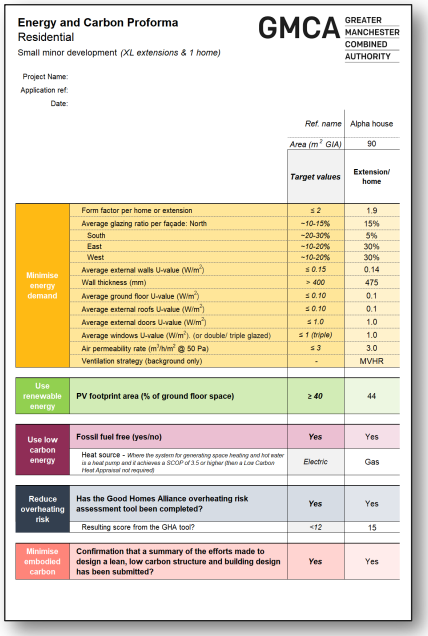
- Clear and targeted messaging and training is key at all stages, particularly in the run-up to implementation.
- Support front-line Validation Teams with close working and their own bespoke training.
- As you develop your protocols and guidance, scenario testing is key. Development Management team leaders will be able to consider the range of applications you're likely to receive and help consider how best to approach matters like retrospective applications, the implications of designations and local development types.
- **Guidance documents should be "live"** so you are able to update these with the benefit of feedback and experience.
- **Specialist advice** is essential to supporting planning applications as well as building knowledge amongst case officers.
- Consider **a pre-application advice service** dedicated to net zero. This will help applicants design in energy from the early stages and can also help fund the specialist post.

The experience from the Greater Manchester Combined Authority

Etude also supported the Greater Manchester Combined Authority (GMCA) to develop pro forma application forms to rationalise and simplify the presentation of the critical information needed by Development Management teams to determine compliance with technical policies.



Cornwall Council's Development Plan



An example of a completed 'small minor' Energy and Carbon Proforma (Resi – XL extensions + 1 home)

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Draft document for Council governance process July and August 2026

Cotswold District Green Infrastructure Strategy Update July 2026

COTSWOLD
District Council

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Appendix D - Examples of GI related policies in made Neighbourhood Development Plans

Introduction

0.1 Why has the Green Infrastructure Strategy been prepared?

0.2 To direct the design and delivery of Green Infrastructure in Cotswold District to maximise its environmental, community and economic benefits. It is a guide for delivering high-quality Green Infrastructure through new developments, community partnership and land management. It identifies a number of Green Infrastructure issues at a District and at a more local scale.

0.3 A range of evidence has been used to inform the Strategy, including legislation and guidance. The Strategy forms part of the evidence base for the emerging Local Plan 2026 - 2043 and other new plans and strategies. Please note that the Cotswold District Pools and Halls Facility Planning Model Assessments May 2026, the Playing Pitch Strategy Action Plan and Strategic Assessment Report 2023 cover the strategic approach to sport in the District.

0.4 The GI Strategy was adopted by full Council in January 2024. This document is an update to the original for the purposes of the new draft Local Plan 2026 to 2043.

Who is the Strategy for?

0.5 The Strategy will be of use to a range of organisations and individuals including;

Who - Voluntary sector and community groups

0.6 How – Using the evidence to help put environmental projects and grant bids together.

- Delivering Green Infrastructure through Community and Partnership working
- Community Planning
- Appendix A and D
- The GI Strategy Maps (online)

Who – Developers and their Agents

0.7 How – Using the local evidence and Council guidelines as well as Building with Nature, and Natural England guidelines for designing new developments in the district.

- Strategic issues for GI
- Green Infrastructure Issues and Potential for the Cotswold District
- Possible GI solutions to address issues in the district
- Delivering Green Infrastructure through New Developments
- Green Infrastructure Checklist for Developers
- The GI Strategy Maps (online)

Who – The Council

0.8 How – Helping to guide and determine planning applications and new strategic initiatives.

- Strategic issues for GI – Possible
- Green Infrastructure Issues and Potential for the Cotswold District
- Possible GI solutions to address issues in the district
- Delivering Green Infrastructure through New Developments
- Green Infrastructure Checklist for Developers
- The GI Strategy Maps (online)

Who – Parish and Town Council's

0.9 How – Preparing Neighbourhood Development Plans as well as potential funding bids. See pages

- Delivering Green Infrastructure through Community and Partnership working
- Community Planning
- The GI Strategy Maps (online)
- Appendix A and D

Who – Residents and visitors

0.10 How – A supporting document that is helping to create a better place to live and visit.

- Strategic issues for GI
- Green Infrastructure Issues and Potential for the Cotswold District
- Possible GI solutions to address issues in the district
- Delivering Green Infrastructure through New Developments
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Who - Farmers, landowners and land managers.

0.11 When - drawing up and delivering Sustainable Farming Incentive (SFI)

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1. Overview and Introduction to Green Infrastructure

What is Green Infrastructure?

The National Planning Policy Framework *(NPPF) 2024*[1] defines Green Infrastructure as:

> *"A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity."*

1.1 This Strategy assumes all references to Green Infrastructure include both green and blue, i.e. water-related features and infrastructure.

1.2 Examples of green (and blue) infrastructure in Gloucestershire include rivers; cemeteries; canals; sports pitches; orchards; green roofs; parks; open fields and woodland.

1.3 Green infrastructure can be considered at a range of scales, from international such as the Severn Estuary and the Cotswold Beechwoods Special Area of Conservation to the local, such as a pond or a hedgerow around a garden or a field. Appendix A provides a list of examples of Cotswold District Green Infrastructure Fact, Figures and Issues.

1.4 Since the publication of this document in 2024 the guidance on GI has grown significantly, Appendix B lists some of the key developments relating to GI in the past few years; but what hasn't changed is the fundamental principles of Green Infrastructure and as such the findings of this strategy as well as its overall aim and objectives.

Methodology/Summary

1.5 The strategy has drawn upon, in the first instance, as a baseline, Building with Nature, which was used to establish the key Wellbeing and Access, Water and Wildlife elements of the District, and then the seventeen principal settlements as outlined in the adopted Local Plan 2018-2031[2]. These elements were then mapped to provide an overview of what is available and what isn't in these areas. In doing so, the mapping and desk top research was used to understand the key opportunities for Wellbeing, Water and Wildlife in those settlements. (See Appendix C). However, the various guidelines, issues and standards referred to in this strategy also apply to the other, non-principal settlements within the Cotswold District.

[1] https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
[2] https://www.cotswold.gov.uk/planning-and-building/planning-policy/cotswold-district-council-local-plan/

1.6 Section 2 makes reference to best practice standards, these include play spaces, allotments and the amount of accessible green space recommended by Natural England. These standards help to define what the Council means by good Green Infrastructure and should be used in conjunction with Building with Nature and the more recently published Natural England's GI Principles. In addition to providing practical advice the guidelines have helped to establish that the Cotswold District has a deficit of accessible green space.

1.7 Natural England have developed their own (non-statutory) set of GI principles 'The Green Infrastructure Framework',[3] this was published in 2023, it provides further guidance on the principles and importance of GI. The Natural England Framework, correlates very closely with the principles set out in the up-dated 2022 Gloucestershire County GI framework as well as the spirit of Building with Nature. Both the Natural England GI principles as well as Building with Nature should be referred to, to assist with the implementation of GI for the District.

1.8 In establishing that the District has a deficit of Accessible Green Space the Strategy provides guidance and possible solutions to address this issue. It also provides clarity regarding what the council expects when delivering new GI or addressing existing GI issues in the district or working with partners to create new opportunities for GI.

1.9 To deliver on the aim and objectives and priorities of the Strategy many other partners, stakeholders and individuals will also have to play their part. The Council will support action by others both practically and by providing a leadership role.

The Benefits of GI at a Local Level

1.10 The strategic framework for Green Infrastructure in Gloucestershire includes a map to show the location of the strategic GI in the county and how it links to GI across the county boundaries. The key GI features of relevance to the District are the wider Cotswold lakes area (Upper Thames Vales), the Cotswold Scarp and the main rivers that run NW/SE across the District.

1.11 The benefits of GI below have been taken from the Green Infrastructure | Gloucestershire LNP[4]

The key environmental and social benefits include:

- Ensuring a more attractive place for people to live, work and visit.
- Improving health and wellbeing including through access to and an appreciation of nature.
- Helping mitigate and adapt to climate change, for example by carbon sequestration, urban cooling and flood alleviation. Improving air and water quality.

[3] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx
[4] https://www.gloucestershirenature.org.uk/green-infrastructure-pledge

- Creating, enhancing and connecting habitats to deliver biodiversity net gains and nature recovery. Providing sustainable and active travel routes.
- Enabling local food production – in allotments, gardens, community orchards and through agriculture.

The key economic benefits include:

- Attracting inward investment by enhancing places for investors and potential residents
- Generating employment by attracting new businesses and residents to an area.
- Increased visitor spend – a more attractive county for tourists and visitors
- Saving environmental costs – for instance by diffusing and reducing pollution, helping to manage flood risk plus storing water during droughts.
- Providing health benefits – for example through providing access to high-quality green space, better air quality, improved mental health and wellbeing, and also encouraging community cohesion.
- Promoting sustainable and increased local food production.

1.12 Green infrastructure provides a wide range of benefits simultaneously and from the same piece of land, often at a lower cost than non-natural solutions to the same problems.

The Aim of the Cotswold Green Infrastructure Strategy

The Aim of the Strategy is:

1.13 The overall aim of the strategy is to protect and enhance the GI framework of the District for the benefit of everyone, wildlife and the wider environment.

The Objectives

- Ensure that new and enhanced GI relates to the local character of the area and meets local needs.
- Provide a baseline to evaluate the key GI elements in the District.
- Set out and drive the GI priorities for the District and in particular for Cotswold District Council and its key partners.
- Illustrate Cotswold District Council's commitment to the Gloucestershire Local Nature Partnership Green Infrastructure | Gloucestershire LNP[5]
- Ensure that climate change adaptation and mitigation is central to all GI policies, projects and initiatives.
- Reinforce the measures in the Cotswold District Ecological Emergency Action Plan.
- Ensure that new development delivers high quality, timely, well-managed and beneficial GI

[5] https://www.gloucestershirenature.org.uk/green-infrastructure-pledge

- e.g. through the use of Natural England's Green Infrastructure Principles[6] or Building with Nature[7]
- Extend and improve access to Green Infrastructure to better include groups that don't currently benefit from it directly.
- Provide detailed data, mapping and analysis of GI across the District and beyond including key shared GI with neighbouring local authorities but, particularly within the 17 principal settlements.
- To augment the information, policies and guidance provided within the Cotswold District Local Plan, including the updated Cotswold Design Code.

Key GI Assets in the Cotswold District - Nationally and Locally designated sites in and adjacent to the district.

1.14 Cotswold District has a diverse range of habitats, species, important sites and features for biodiversity. The District has a small proportion of the internationally significant Cotswold Beechwoods Special Area for Conservation (SAC) within its boundary and Rodborough Common SAC, North Meadow and Clattinger Farm SAC are within 3 KM of its boundary.

1.15 To enable development to come forward that might otherwise cause likely significant recreational effects on the North Meadow and Clattinger Farm SAC or the Cotswold Beechwoods SAC, the Council has worked with Natural England and neighbouring Local Authorities to prepare recreation mitigation strategies for these SACs. These set out the types of recreational impact and the mitigation (and its cost) required to address those recreational impacts. They also provide data on the areas from which visitors come to the sites, enabling a Zone of Influence to be defined.

The District supports several nationally and locally designated sites.

Designation	Number of Sites	Total area of sites	Percentage of the District
Sites of Special Scientific Interest (SSSI) - includes a percentage Cotswold Beechwood & Cotswold Lakes	37	468Ha	0.4%
Local Wildlife Sites	Over 260	5,027.2Ha	4.31%
Gloucestershire Wildlife Trust Nature Reserves	7	139.41Ha	0.12%

[6] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx
[7] https://sintali.com/building-with-nature

Local Nature Reserves	2	13.41Ha	0.0115%
Ancient Woodlands.	146	3,566 Ha	3 %

Percentage of land within the district covered by priority habitats and wildlife sites.

Designation/ Land type	Percentage of land cover in the district
Priority Habitat	11 %

Gloucestershire Local Nature Improvement Areas

DEFRA define Nature Improvement Areas as:
"large (in the region of 10,000-50,000 hectares), discrete areas that, by taking a landscape–scale
approach, will deliver a step change in nature conservation, where a local partnership has a shared
vision for their natural environment. "

1.16 The Local Nature Partnership[8] have designated three "locally designated" Nature Improvement Areas (NIA) within and/or adjacent to Cotswold District.

- The Cotswold Scarp.
- The Cotswold Valleys.
- Cotswold Lakes.

Gloucestershire Nature Recovery Network and Strategy 2026

1.17 The aim of Local Nature Recovery Strategies (LNRS), which was a key component of the Environment Act 2021 is to drive more coordinated, practical and focussed action to reverse nature's decline. In Gloucestershire the County Council published the LNRS in 2026.[9]

1.18 The strategy consists of three main components:

Part 1 - Gloucestershire's Biodiversity and Opportunities for Nature Recovery. This document sets the scene for Gloucestershire's existing nature and important wildlife and explains the Key Messages of the strategy.

Part 2 - Gloucestershire's Biodiversity Priorities and Potential Measures. This is the practical guide to how we can carry out specific actions for nature. Each Potential Measure details specific actions that can be taken to improve or create wildlife rich habitats or protect and support threatened and notable species.

[8] https://www.gloucestershirenature.org.uk/nature-improvement-areas
[9] https://www.gloucestershire.gov.uk/planning-and-environment/ecology-and-landscape/gloucestershire-local-nature-recovery-strategy/

1.19 Local Habitat Map. This is a spatial online tool that maps our priority Potential Measures across areas of the county where they would have the best impact for nature - joining up existing wildlife sites and expanding from existing habitat.

The Key Standards used to shape the Cotswold Green Infrastructure Strategy

1.20 A number of standards have been used in analysing the data and mapping for this Strategy. The information in this section provides the relevant detail to help developers deliver GI that meets all the required standards.

High-quality GI in new development should use these standards and guidance:

- Building with Nature
- Natural England's Green Infrastructure Framework

Building with Nature (BwN)

1.21 Building with Nature is a national GI benchmark, developed in 2018 that supports the delivery of high-quality GI at all stages in the development process including policy, design, planning, implementation, construction and long-term management. It was originally developed by the Gloucestershire Wildlife Trust and the University of West of England with support from a wide partnership including Cotswold District Council. The benchmark is and has been used across the country and is a useful guide.

1.22 The 2024 Cotswold District GI Strategy has been developed using the Core Standards and benefit-driven themes set out in BwN, to ensure that the Strategy is comprehensive and reflects best practice. Although developers can pay for formal accreditation of their proposals the benchmark is also available on a free to use basis, with formal accreditation requiring the services of a trained Assessor.

Natural England's Green Infrastructure Framework

1.23 The Green Infrastructure Strategy Standard enables comprehensive green infrastructure policy based on the Green Infrastructure Framework's principles and standards[10].

The known benefits of Green Space at a National Level

- £2.1 billion per year could be saved in health costs if everyone in England had good access to greenspace, due to increased physical activity in those spaces.
- In Birmingham, the annual net benefit to society of their parks and greenspace is nearly £600 million, which includes £192 million in health benefits.

[10] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx

- In Sheffield, for every £1 spent on maintaining parks, there is a benefit of £34 in health costs saved, with local residents being the primary beneficiaries.

(Taken from Improving Access to Greenspace: 2020 Review. Public England)

Accessible Green Spaces

1.24 Natural England Accessible Natural Greenspace Standards (ANGSt) (used until December 2022) and the 2023 update. which is included in Natural England's Green Infrastructure Framework.

Accessible Natural Greenspace Standards (ANGSt)

1.25 The amount of Accessible Natural Green Space available in the District, was established using the the original Access to Natural Green Space Standard (ANGSt). ANGSt recommends that everyone, wherever they live, should be within easy reach of accessible natural greenspace:

ANGSt standards	
Size of Site	**Distance from Home**
of at least 2 hectares in size	no more than 300 metres (5-minute walk) from home;
at least one accessible 20-hectare site	within two kilometres of home;
one accessible 100-hectare site	within five kilometres of home; and
one accessible 500-hectare site	within ten kilometres of home
A minimum of one hectare of statutory Local Nature Reserves per thousand population.	

Natural England Green Infrastructure Framework 2023

1.26 In January 2023 Natural England launched a new Green Infrastructure Framework, listed below are the revised standards for access to green space. Natural England's revised Accessible Natural Greenspace Standards (ANGSt) have had their scope broadened and are now referred to as Accessible Greenspace Standards. The wellbeing maps and information collected from the Town and Parish Councils for Section 6 of the GI Strategy highlights this and provides evidence as to where new accessible green spaces should be allocated.

The Accessible Greenspace Standards (2023) define good provision based on different size proximity, capacity and quality criteria, as set out below:

Natural England - Access to Greenspace Close to Home - 2023	
Size of Site	**Distance from Home**
A doorstep greenspace of at least 0.5ha	within 200 metres
A local natural greenspace of at least 2ha	within 300 metres walk from home.
And a medium sized neighbourhood natural greenspace (10ha)	within 1km AND beyond 15 minutes' walk
A medium/large wider neighbourhood natural greenspace (20ha)	within 2km
A very large district natural green space (100ha)	within 5 km
A very large subregional greenspace (500ha)	10 km

1.27 The Accessible Natural Greenspace Standards (ANGSt) standard, as referred to until 2023 was applied to open space provision in the District. The introduction of Natural England's GI Framework and Accessible Green Space Standards in 2023 does not detract from the fact that the Cotswold District is deficient in Accessible Natural Greenspace.

1.28 Natural England (2023) estimates that parks and greenspaces in England deliver an estimated £6.6 billion of health, climate change and environmental benefits every year. The government's Environmental Improvement Plan includes a commitment that the public should be able to access green space or water, such as woodlands, wetlands, parks and rivers, within a 15-minute walk from their home.

1.29 Natural England's Green Infrastructure Framework (GIF)[11] provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area. The wellbeing maps and information collected from the Town and Parish Councils for Section 6 of the strategy highlights this and provides evidence as to where new accessible green spaces are needed and should be allocated.

The Play Standards

Play England Design for Play Guidance

[11] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx

1.30 Play England Design for Play - A guide to creating successful play spaces[12] Design for Play includes 10 design principles which are at the core of a fresh, design-led approach to commissioning, and which are encapsulated in one 'golden rule':

- 'A successful play space is a place in its own right, specially designed for its location.
- Designers should take a holistic perspective on designing for play.
- Play opportunities should be embedded in the site as a 'A Guide for Creating a Successful Play Spaces'.

Building on these standards this Strategy supports the concept of natural play endorsed by Play England Design for Play — Play England

Learning as week as Playing

1.31 In recent years there has been a move to open up the idea of play to more than the traditional idea of outside play for children. From pieces of specific equipment and locations to viewing play and associated learning as an activity for all areas, not just the playground.

The Fields in Trust

1.32 The Fields in Trust[13] has offered guidance for practitioners on open space provision and design known as the Six Acre Standard (6AS) most recently updated to Planning and Design for Outdoor Sport and Play[14] (PDOSP) in 2008. While there is a need for review, given the changes in political, planning and social landscapes since 2008, the benchmark standards within PDOSP still remain a useful guidance tool.

1.33 The PDOSP seeks the protection, provision and improvements of outdoor spaces for sport and play and good planning and design is central to the philosophy and objectives. Using this current guidance will help to ensure that the provision of play is a sufficient size to enable effective use; is located in an accessible location and in close proximity to dwellings; and of a quality to maintain longevity and encourage its continued use.

Table identifying the Play Standards LAPs, LEAP, and NEAPS

Planning and Design for Outdoor Sport and Play (PDOSP) 2008	Play Standards	New and existing Play areas
		LAPs – Local Areas for Play (very young children)
		LEAP – Locally Equipped Areas for Play (LEAPs) (for children who can go out and play independently)

[12] https://www.playengland.org.uk/designforplay#:~:text=A%20guide%20to%20creating%20successful,experience%20risk%2C%20challenge%20and%20excitement

[13] https://fieldsintrust.org/

[14] https://angmering-pc.gov.uk/neighbourhood-plan-docs/098%20Fields%20in%20Trust.pdf

		NEAPS - Neighbourhood Equipped Areas for Play (aimed at older children)

Parks and Open Spaces

- The Green Flag Award
- Making Space for Girls

The Green Flag award

1.34 The Green Flag Award - Green Flag Award[15] recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world. Its purpose and aims are to:

- To ensure that everybody has access to quality green and other open spaces, irrespective of where they live.
- To ensure that these spaces are appropriately managed and meet the needs of the communities that they serve.
- To establish standards of good management.
- To promote and share good practice amongst the green space sectors.
- To recognise and reward the hard work of managers, staff and volunteers.

Make Space for Girls Play Guidance

1.35 Make Space for Girls[16] was registered as a charity in March 2021. Their mission is to use research, consultation, engagement and education to campaign and drive an approach to the planning, commissioning and development of parks and similar public spaces that recognises the different needs of girls and young women and finds ways to meet those needs.

Sport England – Playing pitches

1.36 Playing Pitches – includes football, rugby, hockey and cricket.

- Sport England Playing Pitch Strategy - Cotswold Version – Play and Pitch Strategy and Action Plan 2023.[17]

Sport England Guidance

1.37 Sport England[18] have developed the playing pitch calculator, which is based on information from the Playing Pitch Strategy in order to create the right amount of playing pitches and the correct typology. The Playing Pitch Strategy methodology for playing fields is not a standard but based on empirical evidence.

[15] https://www.greenflagaward.org/
[16] https://www.makespaceforgirls.co.uk/
[17] https://www.cotswold.gov.uk/media/v0ulu014/a5-4-5-playing-pitch-strategy-and-action-plan-jun-2023.pdf
[18] https://www.uksport.gov.uk/about-us/who-we-work-with/sport-england

Allotments

- The National Allotment Society

1.38 Allotments Standards - The National Society of Allotment and Leisure Gardeners[19]

1.39 The National Allotment Society states that 'An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some casescases, this land will also be used for the growing of ornamental plants, and the keeping of hens, rabbits and bees. An allotment is traditionally measured in rods (perches or poles), an old measurement dating back to Anglo-Saxon times. 10 poles isare the accepted size of an allotment, the equivalent of 250 square metres or about the size of a doubles tennis court. There should be 15 allotment plots per 1000 households'.

1.40 The National Society of Allotment and Leisure Gardeners has produced new guidance for Planners, developers, civil engineers, architects, local authority and/or project managers working on various stages of a new development. Guide To 21st Century Allotments in New Developments25: 21st Century Allotments in New Developments.

The Woodland Trust - The Woodland Access Standard[20]

1.41 According to The Woodland Access Standard, no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. There should also be at least one area of accessible woodland of no less than 20 ha within 4km of people's homes. This is intended to be an aspirational benchmark and some flexibility and local assessment is needed in its interpretation. Currently only 18.2% of the population of Britain lives within 500m of accessible woodland, in the Cotswolds this is 6.3 %. This standard has not been used in assessing GI provision within the District as it is, to some degree, covered by the ANGSt standard.

The Cotswold District

1.42 There are a number of documents, which contribute towards the mitigation and adaptation of climate change. These include but are not limited to the Cotswold Renewable Energy Study[21] and the Cotswold Climate Emergency and Ecological Emergencies.[22]

1.43 The Town and Country Planning Association (TCPA)[23] holds the UK's biggest GI knowledge base, this knowledge base is constantly being updated, this is a useful resource base and should also be referred to.

[19] https://thenas.org.uk/
[20] https://www.gov.uk/government/publications/woodland-access-implementation-plan
[21] https://www.cotswold.gov.uk/media/kr1lgbj3/cotswold-renewable-energy-study-january-2025.pdf
[22] https://www.cotswold.gov.uk/environment/climate-action/
[23] https://www.tcpa.org.uk/

2. Green Infrastructure Issues and Potential for the Cotswold District

2.1 These issues come from evidence prepared as part of this Strategy and from other data and evidence sources.

The Strategic GI Issues for Cotswold District

Strategic Access and Wellbeing led Issues

- To ensure that high-quality GI is created and maintained, for the benefit of all, as part of new developments.
- To encourage the development of Suitable Alternative Natural Green Spaces (SANG)
- To address the lack of accessible natural green space at both the strategic level (such as county parks) and at the more local or neighbourhood scale (such as allotments, local parks).
- To create new strategic GI cycle and pedestrian links, linking up existing settlements and other important destinations.
- To improve access to and create new public footpaths in and around the principal settlements.
- To increase play provision, including informal play opportunities, within new developments and elsewhere.

Strategic Water Led Issues

- To improve the water quality of water courses.
- To deliver Hydro-energy projects (particularly those that may also provide fluvial flood resilience).
- To ensure that SUDS are incorporated within new developments.
- To improve the management of watercourses, including their banks.
- To deliver upstream new SUDS.
- To consider water and its value as a natural and valuable resource at a catchment-based level.
- To ensure that the District has a sufficient water supply for current and future needs.
- To ensure that the District has sufficient sewage treatment provision for current and future needs.

Strategic Wildlife Led Issues

- To reverse habitat and species loss and fragmentation and build resilience to climate change and disease.
- To address recreational pressures on the Special Areas of Conservation (SACs).
- To develop a strategic approach to biodiversity conservation in the Cotswold Water Park.
- To implement biodiversity net gain in a way that maximises the outcomes for biodiversity and GI more widely.
- To ensure that habitats created and enhanced reflect locally important habitat networks through utilising the Gloucestershire Local Nature Recovery Strategy.

Strategic Planning Led Issues

- To encourage the development of Suitable Alternative Natural Green Spaces (SANG)
- To ensure that the natural environment, natural capital and GI is fully considered in all investment decisions relevant strategies and policies, including community planning, the update of the local plan and strategic level projects and their implementation.
- To maximise the contribution that GI can make to the climate change agenda – both mitigation and adaptation.
- To protect, enhance and create green wedges and corridors, for their connectivity value, within existing and new developments.
- To continue to develop the evidence base to support effective GI provision.
- Ensure there is a consistent, early and coordinated approach taken to the management of GI.
- To ensure new developments to provide gardens and open spaces, for wellbeing, to enable and encourage biodiversity and connectivity.

Possible GI solutions to address issues in the District

2.2 To realise the full potential of GI and to deliver maximum benefits across the District will require the input and efforts of a broad range of partners and stakeholders at the national, county, district and local level. The research findings in this strategy form the basis of critical information about the District. These findings provide real GI possibilities and solutions, in doing so they have the ability to deliver on more than one element of GI for the District. Below are potential GI solutions for the District.

Potential GI solutions - Wellbeing and Access

2.3 The creation of new (and particularly medium to large scale) country or natural parks within the district, including the opportunity to deliver Suitable Alternative Natural Green Spaces. (SANG).

2.4 GI led strategic cycle and pedestrian routes in the District, with an emphasis on linking up existing settlements (within and outside the District) and other important destinations, prioritising –

- Cirencester to Kemble (included in Local Plan)
- Cirencester - the re-use of the Andoversford to Cirencester dis-used railway where possible or quiet lane network for a new Active Travel Route
- Kemble to Tetbury (included in Local Plan) Kemble – re-use the dismantled railway
- Cirencester and Kemble, and Kemble to Tetbury for active travel
- Andoversford – re-use the disused railway where possible and/or A40 corridor between Cheltenham and Andoversford for active travel. Reuse the disused railway (where possible) and quiet lane network between Andoversford and Cirencester/Andoversford and Bourton on the Water
- Bourton- on- the- Water – re-use the disused railway between Bourton on the Water and Kingham for active travel and connectivity to mainline rail services
- Cirencester to South Cerney, the Cotswold Water Park and out to Swindon Fairford to Lechlade (included in Local Plan)

- The settlements along the Fosseway
- Ensuring that as many of these routes as possible are off-road or traffic free
- Re-using disused railway lines and canals. For example, the canal for access from Cirencester to the Cotswold Lakes .
- Providing routes that are accessible for all users, including families and disabled people and horse riders.
- Designs that also increase wildlife habitat connectivity to be delivered through new and existing developments
- Encourage the creation and promotion of circular, signed and accessible for all, circular walks around each of the principal and new settlements in the Local Plan for the benefit of local residents, workers and visitors.
- Encourage the provision of new allotments in all settlements, new and existing.
- To encourage landowners to provide opportunities for GI and natural capital as part of the Green Recovery.
- Provide better guidance on and encourage the provision of play opportunities in new developments and elsewhere, with a particular emphasis on natural play and play provision that is integrated across the whole development.
- Where appropriate, review the management of the Council's own land holding to maximise its contribution to the GI network and to climate change adaptation and mitigation.

Potential GI solutions - Water

- Work in partnership with landowners and other key stakeholders to improve the water quality of water courses and to deliver Hydro- energy projects (particularly those that may also provide fluvial flood resilience)
- Ensure that SUDS are considered from the first point of developer engagement with the Council; emphasising not only their water management role but also their potential to deliver biodiversity and amenity benefits.
- Foster a better understanding of the root causes of sewage into the district waterways.
- Work with partners to improve access to the Thames and Severn Canal. This ongoing project continues to restore the canal.
- Work with riparian owners and other partners to improve watercourse management.
- Work with partners for leaving space for flood water by safeguarding land through the Local Plan and utilising greenspace for flood storage and slowing the flow.

Potential GI solutions - Wildlife

- Support and work with key partners to minimise recreational pressures on the Cotswold Beechwoods SACs and North Meadow/Clattinger Farm SAC.
- Support the implementation of the Gloucestershire Tree Strategy (2020), in particular the actions for the Cotswold District.
- Work with partners to ensure that the nature recovery network mapping and a Local Nature
- Recovery Strategy for Gloucestershire is kept up to date, and it is reflected in District level policy and strategy.

- Ensure that habitat gain achieved through any District-licensing projects also delivers on wider GI objectives.
- Investigate how Biodiversity Net Gain can best deliver wider GI objectives and whether there is a case for delivering Net Gain at a higher level than mandated nationally.

Potential GI solutions - Planning

- Ensure there are mechanisms in place for the management of new or enhanced GI from the first stages of design to ensure high-quality management, community involvement and that the mechanism for stewardship will deliver on aspirations.
- Review the success of the current local plan policies and GI principles; amending them where necessary as part of the local plan update.
- Ensure that the update of the local plan, including new allocations and revised policies (including the revised Cotswold Design Code) fully considers better alignment with GI Standards such as the Natural England GI Framework published in January 2023; the Gloucestershire Local Nature Recovery Strategy and other new legislation, policy and guidance if appropriate.
- Consider how GI issues can be highlighted within the site allocation process, for example by including the GI on and offsite requirements for each proposed development site and within the relevant policies.
- Encourage the provision of new accessible open spaces through the local plan update.
- Consider how any new cycle or pedestrian routes could be included in the update of the local plan and how funding from development, for example via CIL, might be achieved.
- Highlight the importance of the consideration of the natural environment, natural capital and GI within Neighbourhood Development Plans; for example by providing – GI mapping.
- Analysis of GI mapping – looking for opportunities to enhance and connect GI. an evidence paper and policy template for NDPs on GI and the natural environment
- Review the current evidence base for the designation of Special Landscape Areas and update where necessary.
- Work with Highways England and other partners to maximise the opportunities for the A417 (Missing Link) project and any related projects to deliver GI benefits.
- Work with the Local Nature Partnership, Duty to Cooperate and other partners to update the Strategic Framework for GI in Gloucestershire, when needed.
- Ensure that the Steadings Development delivers on its aspirations to provide high-quality GI (that meets the BwN benchmark).
- Encourage the appropriate planting of more trees and woodland and rewilding projects to address climate change and ensure that this occurs in the design and creation of areas where multi-benefits are maximised.

Potential GI solutions - Review and Monitoring Actions

- Monitor the success of the GI strategy; update new GI-related initiatives and update the GI strategy, as necessary.
- The strategy is part of the Local Plan evidence base and will be subject to periodic updates, which will be delivered as part of extant Forward Planning and Development Management existing resources.

3. Delivering Green Infrastructure through New Developments

3.1 The creation and enhancement of GI are key components of delivering high-quality new developments and creating excellent places for people to live, work and play. This Strategy should help to ensure that this happens.

Policy Background

3.2 The potential of GI to help create great places is recognised in local, national and international policy and guidance that relates to specific GI benefits or issues.

3.3 At a national level the NPPF[24] and iterations of it over the last four years covers GI. In the latest version 2023, GI is made reference to in a number of different sections, including design and the natural environment, highlighting the multi-functional nature of GI.

Green Infrastructure in the Emerging Local Plan

3.4 The emerging Cotswold Local Plan 2026-2043 places Green Infrastructure at the heart of delivering sustainable growth and healthy, resilient communities. A range of strategic policies support the protection, enhancement and creation of Green Infrastructure and recognise its contribution to climate resilience, biodiversity recovery, health and wellbeing, active travel, landscape character and placemaking. In particular, the following policies are relevant to the delivery of Green Infrastructure:

- Core Policy 1 Addressing Climate Change
- Core Policy 16 Thames and Severn Canal
- Core Policy 33 Sustainable Transport and Connectivity
- Core Policy 35 Active Travel: Walking, Cycling and Wheeling
- Core Policy 43 Specialist Accommodation

3.5 These policies should be read alongside other relevant Local Plan policies and the Cotswold Design Code. Together they provide a framework for ensuring that Green Infrastructure is considered from the earliest stages of site identification, allocation and design. The implementation of these policies and associated design principles will help ensure that new development delivers high-quality, multifunctional Green Infrastructure that responds to local context, supports nature recovery, improves access to green space and contributes positively to place-making. The evidence base prepared to support the emerging Local Plan also provides important information on landscape, biodiversity, active travel, open space provision, recreation mitigation and health and wellbeing, all of which are relevant to Green Infrastructure planning and delivery.

[24] https://www.gov.uk/government/publications/national-planning-policy-framework--2

3.6 The emerging Local Plan also recognises the important role that Suitable Alternative Natural Greenspaces (SANGs), Alternative Natural Recreational Greenspaces (ANRGs) and Biodiversity Net Gain (BNG) can play in delivering wider Green Infrastructure objectives. Whilst these mechanisms have specific statutory and policy purposes, they also provide opportunities to increase access to natural greenspace, strengthen ecological connectivity, support habitat creation and improve the overall quality of the District's Green Infrastructure network. Where appropriately designed and managed, these measures can deliver multiple environmental and community benefits, helping to address recreational pressures on sensitive habitats whilst contributing to nature recovery and improved health and wellbeing outcomes.

Cotswold Local Plan - Cotswold Design Code

3.7 The emerging Local Plan promotes a masterplanning-led approach for strategic-scale development. Green Infrastructure should be identified and planned at the outset of the masterplanning process and used as a primary structuring element for new development. Existing landscape features, watercourses, habitats, public rights of way, heritage assets, trees, hedgerows and open spaces should be incorporated into a connected Green Infrastructure network that shapes the layout of development, movement corridors and community facilities. This approach helps ensure that Green Infrastructure delivers multiple benefits for people, place and nature whilst creating distinctive and successful new neighbourhoods.

3.8 The Cotswold Design Code provides further guidance on the delivery of high-quality places and includes a range of design principles relevant to Green Infrastructure. Sections D1-D65 address matters such as local character, landscape setting, connectivity, inclusive design, movement, public realm and boundary treatments, all of which contribute to successful Green Infrastructure design. The Design Code is being updated and is intended to be published as a separate Supplementary Planning Document (SPD). The most up-to-date version of the Design Code and any associated guidance should therefore be referred to alongside this Strategy and the emerging Local Plan.

Effective Green Infrastructure and High-Quality Landscape

3.9 High-quality, well-integrated and carefully designed Green Infrastructure and landscape provision are essential to the long-term success of development. The spaces between buildings, the surrounding landscape and the connections between people, places and nature are all critical components of successful placemaking. Green Infrastructure should not be viewed as residual land or solely as mitigation for development impacts. Instead, it should form a connected multifunctional network that supports biodiversity, climate resilience, sustainable drainage, active travel, recreation, health and wellbeing whilst reinforcing local landscape character and sense of place. Well-designed Green Infrastructure contributes significantly to the attractiveness, functionality and long-term sustainability of new and existing communities.

4. Designing Excellent Green Infrastructure in New Developments

4.1. Planning policies require new developments to fully consider GI issues but there are also benefits for developers in creating excellent GI which go beyond those policy requirements, including to:

- Ensure that all the land within the development site is used optimally delivering a range of benefits from flood management and cycle routes to biodiversity mitigation and landscape enhancements.
- Resolve local community concerns about new development, for example by providing new public open spaces.
- Demonstrate a commitment to high-quality GI.

How can High-Quality GI Contribute to the 3 Benefit-Based Themes?

Wellbeing	Water	Wildlife
Can be designed to promote health, wellbeing, community cohesion and active living Can be designed to be inclusive of the needs of vulnerable and excluded groups Can be designed to be used and enjoyed all year round Can assist in supporting local priorities for reducing/and or preventing health inequalities Can inspire innovative solutions to overcoming social and cultural boundaries to use and enjoy GI Can add positively to distinctiveness of place	Can be used to minimise surface water runoff and manage flood risk as part of SuDS Can be used to improve water quality Can be designed to create better places for people and wildlife to live Can provide opportunities to improve water management at a catchment level Can provide a range of features to minimise pollution downstream	Can be used to avoid, mitigate and compensate for negative impacts on existing biodiversity; and offer the opportunity to restore, create and enhance biodiversity in line with targets Offer the opportunity to ensure linkages between habitats Can contribute to the target conservation status of key species Can includes ecological features around and within the built environment Can play a role in restoring and sustaining wider ecological networks

	Water management features can add value to the overall design of a place	

Table: How can High-Quality GI Contribute to the 3 Benefit Based Themes? (Taken from Building with Nature)

Designing GI

4.2. The Cotswold Design Code provides a framework of principles for designing high-quality GI within new developments. Additional information on the Cotswold Design Code advice on Green Infrastructure,[25] particularly at the pre-application stage, has been prepared for (funded by the MHCLG Innovation Fund). A simple, additional way for developers to demonstrate that they are delivering high-quality GI at both the design, implementation and long-term management stages is to make use of the BwN benchmark process.

Natural England has also produced a GI Design Guide 2023[26]

4.3. The purpose of the Planning and Design Guide is to provide evidence based practical guidance on how to plan and design good Green Infrastructure. It complements the National Model Design Code and National Design Guide.

Green Infrastructure Checklist for Developers

- Remember Green Infrastructure means blue infrastructure as well.

[25] https://www.cotswold.gov.uk/media/4sojaskr/green-infrastructure-planning-advice.pdf
[26] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/DesignGuide.aspx

- Consider what the GI requirements for the site may be before purchase of a site to ensure that the land value fully reflects those requirements.
- Engage with CDC at an early stage to make sure GI is central to the design of the development, including using the Green Infrastructure Pre Application Advice Note.
- Consider how the GI will be managed from the first stages of design to ensure high-quality management community involvement and that the mechanism for stewardship will deliver on aspirations.
- Use the full range of Local Plan policies to consider the broader elements of GI.
- Use the Design Code in the Local Plan, Natural England's GI Framework and principles and Building with Nature Benchmark to inform what GI is appropriate, in terms of location, type, quantum and quality (including reference to the standards set out in section of this GI Strategy).
- Engage, at an early stage, with local Town and Parish Councils to better understand community GI aspirations.
- Ensure that the GI related policies and projects in adopted and draft Neighbourhood Plans are fully considered.
- Use the mapping data and other evidence in this GI Strategy to better understand the local GI context. This will maximise the opportunities for the GI enhanced or created as part of new development to contribute to the overall GI network of the area and to deliver multiple benefits for Wellbeing, Water and Wildlife at a local as well as at a district level.
- Have a full understanding of the context of the site and its role in the GI network of the area, for example by referring to the Nature Recovery Network mapping, and the Landscape Character Assessments 31. A full set of the Landscape Character Assessment maps you can refer to Ecology and landscape - Gloucestershire County Council In addition to the mapping and other information in this Strategy.
- Ensure that all the relevant assessments and studies have been undertaken, for example ecological appraisals; onsite Biodiversity Net Gain, landscape visual impact assessments etc and that these have informed the design of the new development.
- Look for opportunities to deliver the District and local actions in the GI Strategy in section 2 Green Infrastructure Issues and Potential for the Cotswold District
- Consider in full the range of soft and hard landscape interventions to ensure the maximum usability, quality and attractiveness of GI.
- Look at the Natural Capital mapping website and Nature Recovery Network for GI opportunities https://naturalcapital.gcerdata.com/
- Put long-term mechanisms in place to retain and manage new or enhanced GI.

5. Delivering Green Infrastructure through Community and Partnership working

Community and Partnership Activities and Projects

5.1. There are a wide range of GI-related activities, projects and initiatives happening in the District, from those at a landscape scale, such as the Glorious Grasslands Project to individual actions, for example; installing a single bat box in a garden. Information on many of these projects can be found on Gloucestershire Nature Project Map.[27] This mapping illustrates the diverse nature of the organisations involved in GI, and the importance of partnership working to ensure that the right people are involved and that the most effective use is made of the resources available.

5.2. Although many of these projects, listed below, focus on one of the benefit-based outcomes of Wellbeing, Water or Wildlife, as the table above shows, they usually have beneficial outcomes for all. Most of the GI-related activities, projects and initiatives in the District are already delivering on many GI elements within this strategy and new ones will come forward that are also able to do that. The setting out of a clear list of issues and possibilities for the District may help projects to focus their activities and to justify what they are doing where this is necessary, for example within funding bids. The mapping and other evidence in the strategy should also assist in identifying where projects and partnerships can target their work to enhance the GI network of the District – and also, improve delivery at a more local community level.

Examples of Working in Partnership to Achieve Green Infrastructure Outcomes

Working In Partnership to Achieve Green Infrastructure Outcomes				
Organisation	**Project**	**Well-being**	**Water**	**Wildlife**
Cotswold District Council	The Community Wellbeing Team at CDC hosts The Cotswold Community Network (CCN) group made up of Voluntary Organisations, Community Groups, NHS, Foodbanks, Town and Parish Councils, Youth Providers to name just a few. There are currently over 115 members.	X	X	X

[27] https://www.gloucestershirenature.org.uk/gloucestershire-nature-project-map

Cotswold District Council, Gloucestershire County Council, Environment Agency	**Flood Defences** 29 Parishes in the Cotswold District have either had work completed or have work planned or both on flood defences since 2007; including 11 of the 17 key settlements. Progress and implementation is published annually.	X	X	X
Cotswolds National Landscape	Glorious Grasslands[28]	X	X	X
Gloucestershire County Council Highways – Rights of Way	PRoWs - Rights of Way Map Online[29]	x	x	x
Farming and Wildlife Advisory Group	The Cotswold Water Park WILD Project[30] Water with Integrated Local Delivery) is a three year project set within the Cotswold Water Park, it aims to improve water quality and biodiversity in order to meet the demands of EU legislation	X	X	X
Gloucestershire Highways	Biodiversity Guidance[31] contains advice to help the County Council implement its	X	X	X
Cotswold Canals Trust (CCT)	Restoration[32] is well advanced on the western section of the canal. Plans to similarly restore the eastern section to Connect	X	X	X

[28] https://www.cotswolds-nl.org.uk/our-work/nature-recovery/glorious-cotswold-grasslands/
[29] https://www.gloucestershire.gov.uk/prow/rights-of-way-online-map/
[30] https://www.waterpark.org/wild-project/
[31] https://www.thinktravel.info/media/xmuhdhvl/ghbg-v32-may2022.pdf
[32] https://cotswoldcanals.org/

	the Water Park to the Thames are being made. The Eastern Visitor Centre located in the Cotswold Water Park , a joint venture between the CCT and the Cotswold Lake Trust opened in May 2023 and has since welcomed over 5500 visitors.			

Community Planning

5.3. Local communities, including Parish and Town Councils are keen to shape their towns and villages and this can be achieved through project work where local communities are key to successful outcomes, or by community planning initiatives, such as Parish Plans, Community Design Statements or Neighbourhood Plans. There is robust evidence to show that community involvement in GI has many benefits, including addressing social exclusion and improved mental health outcomes. Using GI as a focus for community effort can also encourage a wider range of people to become involved and to harness the energies of those who might otherwise be considered to be "hard to reach", for example young families are unlikely to engage in traditional community planning exercises but may be interested in wildlife projects.

Local Green Spaces

5.4. An important example of GI within community planning for Green Infrastructure is Local Green Spaces (LGS). The NPPF makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances. Local Green Spaces can be designated through a Local Plan or Neighbourhood Development Plans.

5.5. In the 2011-31 Local Plan 12 Local Green Spaces were adopted. In the draft Local Plan 2026-2043, 37 Local Green Spaces have been proposed by Town and Parish Councils. The Council developed a toolkit to ensure that any proposed designation is robust and provide consistency.

This Strategy should help to provide that local context:

- The maps and additional information the GI Strategy should also help local communities to : Develop local community GI projects, (based on evidence of need).
- Support bids for external funding.

- Inform the Neighbourhood Planning process for example helping to identify breaks in connectivity for footpaths or wildlife that could be addressed through the NDP.
- Ensure that new developments can contribute to local GI by working directly with developers – showing them where the GI priorities lie or by providing detailed comments that refer to GI in responses to planning applications and other consultations .
- Inform NDP site allocations by providing clarity on sites that may not be suitable for development in GI terms or by highlighting opportunities to create new or improve existing GI within new site allocations (including providing detail on the type, location and quantum of GI that should be incorporated).

6. The Evidence – what does the evidence tell us?

GI Mapping

6.1. The mapping for the Strategy took place during 2018 and 2019, with additional amends made in 2020 and 2022. The maps, listed below, helped to establish a picture of existing work in the GI field at a County level. These maps include: The Strategic Framework for GI in the County, The Gloucestershire Nature Map, this map was the basis for the nature recovery network and Gloucestershire Nature Improvement Areas.

6.2. The Gloucestershire Nature Map was a strategic approach to showing the best places to maintain and extend terrestrial habitats at a county scale. The Nature Map identifies the Lowland Calcareous (Limestone) Grassland, Lowland Meadows, Floodplain Grazing Marsh, Woodland Mosaic and river areas as strategic areas for the Cotswolds.

6.3. Focusing on the Cotswold District, the following maps established key elements of GI within it, or on the District's boundary. These maps include:

- All the elements of Green Infrastructure in the District as well as a 15KM from the boundary line to recognise that GI does not respect boundary lines and our neighbours GI,
- Linear Green Infrastructure, which includes existing SUSTRANS Routes, National Trail (Cotswold Way & Thames Path) Promoted Routes (Diamond Way, Macmillian Way & Monarch's Way) and rivers,
- Agricultural Land Classification in the District,
- Landscape Classifications Cotswold District,
- Nature Conservation Plans and Key Access Routes and areas of opportunity.

6.4. Finally, maps were set up for each of 17 principal settlements to mirror the Local Plan. For each of the 17 settlements a Wellbeing, Water, and Wildlife map was created to pull through the Building with Nature themes.

The following table shows the GI asset mapped for each of the Building with Nature themes.

Main GI assets mapped	
Wellbeing	Access Land, Allotments, Amenity Green Spaces, AONB, Cemeteries and Churchyards, Common Land (registered), Historic Parks and Gardens (registered), Local Green Space, National Trail, Permissive Footpaths, Playgrounds (including school playgrounds), Playing Fields (including school playing Fields), Promoted Routes, Public Rights of Way, Railway line Active, Scheduled Ancient Monuments, Special Landscape Area, Sports Grounds, Sustran Route

Water	Bogs, Flood Zone 3b, Lakes, Main Rivers, Marshland, Thames and Severn Canal, Watercourses (this includes river tributaries) Cotswold Water Park
Wildlife	Ancient Woodland, Dismantled Railway, Local Wildlife Sites, National Forestry Inventory, Priority Habitat, Scientific Sites of Special Interest, Regionally Important Geological Sites

6.5. The mapping work for the 17 principal settlements was undertaken in partnership with the parish and town councils in 2017 and 2021 and builds on earlier work conducted for the Open Spaces Strategy in 2015/16. The Parish and Town Councils added their suggestions and refinements to the maps (and suggested further GI ideas. See Appendix C.

6.6. The detailed outcomes of this mapping and data work with the 17 principal settlements along with a brief analysis of the information collated as part of the 2017 work, 2021 consultation and other data are set out in Appendix C.

Open Space provision

6.7. Further analysis of the mapping was conducted, with a particular emphasis on access to open spaces and provision of open spaces in the District. In addition, research into linear routes, for example, public rights of way (PROW) and cycle routes also took place. By using the Accessible Natural Greenspace Standards (ANGSt).

The following information became apparent: –

ANGSt standards		
Size of Site	**Distance from Home**	**Does provision in the Cotswold District meet this standard?**
of at least 2 hectares in size	no more than 300 metres (5 minute walk) from home;	Desktop mapping has taken place, but input by a community, by community basis would be helpful.
at least one accessible 20 hectare site	within two kilometre of home;	No
one accessible 100 hectare site	within five kilometres of home; and	No
one accessible 500 hectare site	within ten kilometres of home	No

A minimum of one hectare of statutory Local Nature Reserves per thousand population.	No

Off-road Cycle and pedestrian routes

6.8. Within the District, access to services is a key issue, with a lack of regular public transport. In addition, there is a strong tourism sector, with an increasing emphasis on the walking and cycling offer. The county Health and Wellbeing Strategy also emphasises the need to increase activity levels and walking and cycling could make a cost-effective contribution to this, as well as helping to deliver against the climate change agenda with a modal shift from private cars to walking and cycling. The data, derived from the mapping evidence, shows that there are currently very few off-road cycle routes and that many of the public rights of way do not readily link up settlements and other key destinations (including those outside the District). There are a number of linear features, which have potential to deliver (in some cases long distance) linear off-road routes; this includes disused railway lines and canals. There are also opportunities to create and better promote circular pedestrian routes from the 17 principal settlements as well as a circular route around the Cotswold Water Park. These measures would benefit not only tourism, but also local residents and those that work in the settlements.

6.9. Policies and information within the current District Local Plan and its existing evidence base. Information on the relevant policies in the draft local plan can be found in section. The evidence on which the current local plan was based is extensive and includes –

- Cotswold Water Park Topic Paper 2015.
- Cotswold Water Park Nature Recovery Plan July 2021
- Special Landscape Areas Review 2017.
- Local Green Spaces Evidence Paper 2026.
- JBA Consulting Report Template[33] Cotswold District Council Local Plan Partial Update: Water Cycle Study Final July 2025.

Emerging evidence collated as part of the Local Plan Update 2026-2043

6.10. The local plan update is currently taking place, including the GI policies and the Cotswold Design Guide.

Engagement with principal settlements

6.11. The GI Strategy has, as it was expected to go In 2018, local communities were not only asked to comment on and improve the local GI mapping they were also asked to highlight some GI ideas within their parishes. Please see Appendix C. Further engagement and

[33] https://www.cotswold.gov.uk/media/ymxhji0e/jll-jbau-xx-xx-rp-en-0005-d1-c01-cotswold_par_joanne-corbett.pdf

updates took place in 2021 and 2022. The consultations gave individuals, public and private organisations as well as key strategic partners and community representatives an opportunity to provide further feedback.

Feedback from relevant stakeholders

6.12. The Council is part of a number of partnerships and stakeholder groups, for example the Local Nature Partnership. Recently, feedback from those partnerships have informed the development of this strategy. For example:

- The need to consider how the agricultural community can contribute to and benefit from the GI agenda.
- The increasing importance of natural capital data and the multiple benefits of creating circular walks from the market towns in the district to benefit tourism and leisure but that will also benefit those that live and work in the towns.

6.13. It is important to take a landscape approach. Large (in the region of 10,000 – 50,000 hectares), discrete areas that by taking a landscape-scale approach, will help deliver a step change in nature conservation, where a local partnership has a shared vision for their natural environment. The Gloucestershire Nature Recovery Network and the opportunity areas will help to define the boundaries of these Gloucestershire Local Nature Areas.

7. Access to Open Spaces

7.1. In this section, access to open spaces in the District is broken down to explain the conclusions drawn. Again using the ANGST standard, for the following:

- Potential sites 20 - 100 ha in area (indicating principal settlements within 5KM)
- Potential sites over 100 ha (indicating principal settlements within 5 KM)
- Potential Accessible Natural Greenspaces over 500 ha. (indicating principal settlements within 10 KM)

7.2. The Access Tables show the distance from where people live. The distance to the nearest principal settlement was used as a proxy to measure this; as the majority of people in the district live within these settlements. Access issues are also examined in the settlement specific sections see Appendix C.

7.3. It is clear from the data in the tables that although some of these open spaces are of a relevant size, they are not fully accessible to the public for reasons listed below.

- Access may be limited to public footpaths so people are unable to roam freely,
- The site might be outside the Cotswold District Boundary,
- There may be a charge for access, including a cost for parking,
- Access might be restricted because of irregular public transport,
- Access may be limited to certain days or times etc.
- Access is at the discretion of the landowner.

7.4. A description of why particular sites are discounted, can be found in Appendix C, Delivering GI in the Principal Settlements in the District.

7.5. Sites below 20ha have not been included on the District level mapping and the data tables, but are identified, on the wellbeing maps for the 17 principal settlements. Natural green spaces 2ha for each of the Principal Settlements are also mapped on the wellbeing maps and are listed in the tables that indicate how delivering GI in the Principal Settlements might be achieved. See Appendix C

Potential sites 20 - 100 ha in area (indicating principal settlements within 5KM)							
Site	**Principal Settlements within 5KM**	**Size**	**Location – within District or within 15km buffer**	**Access Limitations e.g. entrance fee; footpath access only**	**Ownership**	**Cost of access**	**Does this site constitute accessible natural greenspace?**

Dovers Hill	Blockley Chipping Campden Mickleton	75 ha	Within District	Footpaths	National Trust	Yes	No
Greystones Nature Reserve	Bourton on the Water	66 ha	Within District	Footpaths	Glos Wildlife Trust	None	No
Clattinger Farm SAC	Kemble South Cerney	60 ha	Within 15km buffer	Footpaths	Natural England	None	No
North Meadow	Down Ampney South Cerney	44 ha	Within 15km buffer	Footpaths	Natural England	None	No
Lineover Wood	Andoversford	50 ha	Within District	Footpaths	Woodland Trust	None	No
Barber Wood	None	39 ha	Within District	Footpaths	Woodland Trust	None	No
Crickley Hill	None	27 ha	Within 15km buffer	Footpaths	National Trust & Glos Wildlife Trust	None	No

Potential sites over 100 ha (indicating principal settlements within 5 KM)

Site	Principal Settlements within 5KM	Size	Location – within District or within 15km buffer	Access Limitations e.g. entrance fee; footpath access only	Ownership	Cost of Access	Does this site constitute accessible natural greenspace?
Westonbirt Arboretum	Tetbury	242 ha	Within District	Footpaths	Forestry England	Yes	No
Newark Park	None	222 ha	Partially in District	Footpaths	National Trust	Yes	No
Hidcote	Chipping Camden Mickleton	125 ha	Within District	Footpaths	National Trust	Yes	No

Batsford Estate	Blockley Morton in Marsh	114 ha	Within District	Footpaths	Private	Yes	No

Potential Accessible Natural Greenspaces Over 500 ha. (indicating principal settlements within 10 KM)

Site	Principal Settlements within 10 KM	Size	Location – within District or within 15km buffer	Access Limitations e.g. entrance fee; footpath access only	Ownership	Cost of Access	Does this site constitute accessible natural greenspace?
Sherborne Park	Northleach Bourton on the Water, Upper Rissington	1160 ha	Within District	Footpaths	National Trust	Yes	No
Cirencester Park	Cirencester, Kemble, South Cerney. Down Ampney	1055 ha	Within District	Access based on goodwill of owner. Some PROW limitations	Private	None	No
Beechwood SAC	None	590 ha	Partly within District	Open access. High level of recreational disturbance, further unlimited access should not be encouraged	Natural England	None	No

Official Local Nature Reserves in the Cotswold District

Standard – A minimum of one hectare of statutory Local Nature Reserves per thousand population. CDC population 2011 Census – 82,881 – number of LNR = 2

Where	Size	Ownership	Cost access	Does this site constitute accessible natural greenspace?
Coke's Pit (Lake 34)	10 ha	Cotswold Water Park is on a lease from Gloucestershire County Council.	Free	Yes
Cirencester City Bank Local Nature Reserve	3 ha	Cirencester Town Council	Free	Yes

7.6. It should be noted that where there isn't a cost for accessing the site there might be a parking charge expected.

7.7. Special Areas of Conservation – Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC. These two sites lie close or partially within the district. These accessible natural greenspaces, although available, are very vulnerable to recreational disturbance and without additional measures put in place, increased access to these sites should not be encouraged. This is recognised, in the Local Plan, policy INF7 Green Infrastructure. For this reason, the two SACs have not been included in the analysis of publicly accessible open space.

Recreation Mitigation and Suitable Alternative Natural Greenspaces (SANGs)

7.8. The emerging Cotswold District Local Plan 2026-2043 recognises that increased housing growth has the potential to increase recreational pressure on internationally important nature conservation sites, particularly the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC. To address this issue, the Council has prepared a Recreation Mitigation Study and Habitats Regulations Assessment evidence base, which identify the scale of mitigation required to support planned growth whilst protecting these sensitive sites.

7.9. A key recommendation of the Recreation Mitigation Study is the delivery of Suitable Alternative Natural Greenspaces (SANGs) and Alternative Natural Recreational Greenspaces (ANRGs). These spaces are designed to provide attractive, accessible locations for recreation, walking and informal enjoyment of nature, helping to divert visitor pressure away from protected habitats. In addition to their mitigation role, SANGs and ANRGs can make an important contribution to the wider Green Infrastructure network by increasing

access to natural greenspace, supporting health and wellbeing, providing opportunities for active travel, and contributing towards nature recovery objectives.

7.10. The emerging Local Plan proposes that major strategic housing allocations deliver significant areas of new green infrastructure, including SANG and ANRG provision where required. The Recreation Mitigation Study identifies that the strategic allocations are capable of accommodating substantial areas of mitigation land as part of their masterplans, alongside the potential delivery of a strategic district-scale SANG to serve developments that are unable to provide bespoke mitigation on-site. Together, these measures have the potential to address recreation impacts on protected sites whilst also helping to tackle the District's identified deficit of accessible natural greenspace.

7.11. The delivery of SANGs and associated green infrastructure represents an opportunity to achieve multiple benefits through a single intervention. Well-designed and appropriately managed sites can provide recreational opportunities for new and existing communities, strengthen green infrastructure connectivity, support biodiversity enhancements and habitat creation, and contribute to the long-term resilience of the District's natural environment.

2023 Update - The challenge of creating new country and natural parks

7.12. The data analysis in the strategy, particularly the application of the ANGSt standards, has indicated that the district's provision of country and natural parks at all scales is poor. At a county scale, the Gloucestershire strategic framework also emphasises the lack of strategic scale green spaces.

7.13. Providing new country and natural parks will be challenging, particularly as very little land in the District is in public ownership. These parks are likely to come forward either as part of development proposals or where a landowner can see sufficient benefit for them in opening up access. There are a few landowners, particularly in the charitable sector, where increasing access to the countryside is at the core of their work, but other landowners, such as farmers, will also need to see significant economic benefits. These may arise from agri-environment schemes, such as, the delivery of Sustainable Farming Incentive (SFI) or Suitable Alternative Natural Green Spaces (SANGs), payment of ecosystems services and other grants; delivery of biodiversity net gain; off-site provision of GI or open space that is required to meet development needs; increased diversification potential. There are pockets of land in the Cotswold District that are not suitable for either high productivity agriculture or development, and these may provide useful opportunities for creating new accessible open spaces.

2026 update

7.14. The emerging Local Plan (2026-2043) proposes a number of strategic growth locations across the District. The scale of this development creates an opportunity to deliver significant new Green Infrastructure as an integral part of the development of new communities, rather than as a residual or mitigating element. This includes the delivery of Suitable Alternative Natural Greenspaces (SANG), strategic green corridors, accessible natural greenspace, habitat creation, sustainable drainage systems and active travel connections.

7.15. These new green infrastructure assets should be planned as multifunctional networks that support nature recovery, strengthen ecological connectivity, improve climate resilience, provide opportunities for recreation and active travel, and protect the distinctive landscape character of the District. They can also help reduce recreational pressure on internationally and nationally important wildlife sites whilst improving public access to high-quality natural green spaces close to where people live.

7.16. The introduction of Biodiversity Net Gain requirements, the Gloucestershire Local Nature Recovery Strategy and Nature Recovery Network mapping provides a stronger framework for targeting investment and securing measurable environmental improvements. Together, these mechanisms offer an opportunity to create a more connected, accessible and resilient green infrastructure network across the District that benefits both people and nature.

Masterplanning and Green Infrastructure

7.17. For strategic-scale development, Green Infrastructure should provide the primary framework for the preparation of comprehensive masterplans. Existing and proposed Green Infrastructure assets, including habitats, watercourses, hedgerows, trees, public rights of way, landscape features, heritage assets and open spaces, should be identified at the outset and used to shape the disposition of development rather than being treated as residual land.

7.18. Comprehensive masterplans should demonstrate how a connected, multifunctional Green Infrastructure network will:

- provide strategic landscape structure and maintain settlement identity
- secure biodiversity enhancement and contribute to the Nature Recovery Network
- integrate SuDS, climate resilience and natural flood management
- support walking, cycling and access to green space
- respond positively to landscape character, heritage assets and key views, and
- establish a long-term framework for stewardship, management and maintenance.

7.19. The Green Infrastructure network should be planned across the whole allocation and, where relevant, beyond site boundaries, ensuring connectivity with surrounding green and blue infrastructure assets. Development parcels, movement corridors, community facilities and

open spaces should be designed within this framework to create coherent, healthy and resilient places.

8. Glossary

A

Accessible Natural Greenspace Standards (ANGst) – are a set of national benchmarks for ensuring access to a variety of greenspaces near to where people live.

Active travel – a concept of travel that includes only those forms of transport that require active use of the human body as a transport machine. Examples include walking and cycling, as these burn off energy in contrast to sedentary forms of travel, such as driving or getting the bus. People who already walk or use a bicycle as a primary mode of transport may do so for environmental, health or practical reasons.

Affordable Housing – social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Air pollution - Degradation of air quality with negative effects on human health or the natural or built environment due to the introduction, by natural processes or human activity, into the atmosphere of substances (gases, aerosols) which have a direct (primary pollutants) or indirect

(secondary pollutants) harmful effect

Air Quality Management Areas (AQMAs) Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years.

Allocated – land which has been identified in the development plan for a specific form of development.

Amenity – those qualities of life enjoyed by people that can be influenced by the surrounding environment, in which they visit, live or work. 'Residential amenity' includes for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Ancient and Semi Natural Woodland (ASNW) – ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England**.**

Ancillary – use or development of a different subsidiary use, but which is related to and often found in association with primary use or development.

Area of Outstanding Natural Beauty (AONB) – a designated area of nationally important landscape value within which the conservation and enhancement of its natural beauty is the priority. The Cotswolds AONB is the largest in the country and covers 80 % of the District. It was designated by the Countryside Commission in 1966.

Aquifer – underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted for human use may be extracted by means of wells or boreholes. Aquifer designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Authority Monitoring Report (AMR) – a report on how the Council is performing in terms of the Local Plan. Includes monitoring implementation and performance of policies following changes brought in by the Local Planning Regulations 2012. It replaces the Annual Monitoring Report. Local planning authorities are no longer required to send an Annual Monitoring Report to the Secretary of State and instead monitoring should be a continuous process.

B

Biodiversity - Biological diversity means the variability among living organisms from all sources, including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems (UN, 1992)

Biofuel - A fuel, generally in liquid form, produced from biomass. Biofuels currently include bioethanol from sugarcane or maize, biodiesel from canola or soybeans, and black liquor from the paper-manufacturing process. See also Biomass and Bioenergy.

Biomass - Living or recently dead organic material. See also Bioenergy and Biofuel.

Bluespace/ Blue infrastructure Outdoor environments, either natural or built, that prominently feature water such as streams, ponds, canals and other water bodies.

Building with Nature - (BWN) Puts nature at the heart of development in a way that's good for people and for wildlife. Through the Building with Nature Standards, which provide planners and developers with evidence-based, how-to, guidance on delivering high-quality Green Infrastructure. Through supporting and championing best-practice, BWN aim to help great schemes get built, raise the bar for industry, and mainstream Green Infrastructure in placemaking.

Building with Nature Standards

C

Carbon sequestration - The process of storing carbon in a carbon pool. See also Blue carbon, Carbon dioxide capture and storage (CCS), Uptake and Sink.

CIL - The Community Infrastructure Levy is a levy that local authorities can choose to charge on new developments in their area. The money should be used to support development by funding

infrastructure that the council, local community and neighbourhoods want

Climate - Climate in a narrow sense is usually defined as the average weather, or more rigorously, as the statistical description in terms of the mean and variability of relevant quantities over a period of time ranging from months to thousands or millions of years. The classical period for averaging these variables is 30 years, as defined by the World Meteorological Organization. The relevant quantities are most often surface variables such as temperature, precipitation and wind. Climate in a wider sense is the state, including a statistical description, of the climate system.

Climate change - Climate change refers to a change in the state of the climate that can be identified (e.g., by using statistical tests) by changes in the mean and/or the variability of its properties and that persists for an extended period, typically decades or longer. Climate change may be due to natural internal processes or external forcings such as modulations of the solar cycles, volcanic eruptions and persistent anthropogenic changes in the composition of the atmosphere or in land use. Note that the Framework Convention on Climate Change (UNFCCC), in its Article 1, defines climate change as: 'a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods.' The UNFCCC thus makes a distinction between climate change attributable to human activities altering the atmospheric composition and climate variability attributable to natural causes.

Cotswold District Council - (**CDC**) The Local District Authority, which covers the Cotswold District

D

E

Ecosystem Services - The components of nature that are directly and indirectly enjoyed, consumed, or used in order to maintain or enhance human well-being.

Environmental Impact Assessment (EIA) – A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Environmental Land Management Schemes (ELMS)

There are 3 new schemes that will reward environmental land management:

- Sustainable Farming Incentive
- Local Nature Recovery
- Landscape Recovery

These schemes are intended to support the rural economy while achieving the goals of the 25 Year Environment Plan and a commitment to net zero emissions by 2050.

Through these schemes, farmers and other land managers may enter into agreements to be paid for delivering the following:

- clean and plentiful water
- clean air
- thriving plants and wildlife
- protection from environmental hazards
- reduction of and adaptation to climate change
- beauty, heritage and engagement with the environment

Environmental Net Gain - Environmental Net Gain means improving all aspects of environmental quality through a scheme or project.

Evidence Base – is the information and data gathered by local authorities to justify the "soundness" of the policy approach, including physical, economic, and social characteristics of an area.

F

Flood Risk Assessment (FRA) – is an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. **Flood** - The overflowing of the normal confines of a stream or other body of water, or the accumulation of water over areas that are not normally submerged. Floods include river (fluvial) floods, flash floods, urban floods, pluvial floods, sewer floods, coastal floods, and glacial lake outburst floods.

G

Geographical Information Systems (GIS) – A computer software system to record, store, process, and analyse overlays of information linked to geographic areas.

Global warming - The estimated increase in global mean surface temperature (GMST) averaged over a 30-year period, or the 30-year period centered on a particular year or decade, expressed relative to pre-industrial levels unless otherwise specified. For 30-year periods that span past and future years, the current multi-decadal warming trend is assumed to continue. See also Climate change and

Climate variability.

Gloucestershire First or GFirst – is the service that promotes Gloucestershire as a location for business, for visitors and for investors and are the driving force for the recently formed Gloucestershire Local Enterprise Partnership (LEP) that promotes business in the Forest of Dean, Cotswold hills and major settlements of Gloucester, Cheltenham, Tewkesbury and Stroud. **Gloucestershire Nature Map** The Gloucestershire Nature Map represents the core of an ecological network for the future as produced by the Gloucestershire Biodiversity Partnership in 2011.The selected landscape-scale blocks of land called Strategic Nature Areas (SNAs), show where the characteristic habitats that typify the county can be expanded and linked to help wildlife survive in an uncertain future. The SNAs can be grouped together

within priority landscapes. Main rivers marked in blue on the schematic map as well as looking after existing and new strategic Green Infrastructure.

The Gloucestershire Nature Map, and its SNAs will eventually be replaced by the emerging Nature Recovery Network and the Local Nature Recovery Strategy.

Greenhouse Gas (GHG) – is a gas in an atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect.

Greenspace - Any area of vegetated land, urban or rural. This includes both public and private spaces such as parks, gardens, playing fields, children's play areas, woods and other natural areas, grassed areas, cemeteries and allotments, green corridors, disused railway lines, rivers and canals, derelict, vacant and contaminated land which has the potential to be transformed.

Green Infrastructure (GI) – is a network of high quality green spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens. **Greenfield Land** – is land (or a defined site) usually farmland, that has not previously been developed.

Green stormwater Infrastructure (GSI) An approach to moving stormwater away from the built environment aiming to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. GSI attempts to mimic nature and uses simple landscaping features such as green roofs, rain gardens and bioswales to slow, collect, infiltrate, and filter stormwater. Similar to Sustainable Urban DrainageSystems (SuDS).

Ground Water Source Protection Zones – is an integral part of land surface zoning within the Environment Agency's Policy and Practice for the Protection of Groundwater. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers

H

Habitat Regulations Assessment (HRA) - a document to determine impacts of nearby Natura 2000 sites.

I

J

K

L

Landscape Character Assessment – identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Partnership (LNP) – A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it

Local Nature Reserve – is an area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local knowledge refers to the understandings and skills developed by individuals and populations, specific to the places where they live. Local knowledge informs decision-making about fundamental aspects of life, from day-to-day activities to longer-term actions. This knowledge is a key element of the social and cultural systems which influence observations of, and responses to climate change; it also informs governance decisions. This definition builds on UNESCO (2018).

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA) – is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Local Transport Plan (LTP) – is a five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Local Wildlife Sites - are areas of land that are especially important for their wildlife. They are some of our most valuable wildlife areas. Local Wildlife Sites are identified and selected locally using scientifically-determined criteria and surveys. They are corridors for wildlife, forming key components of ecological networks. The Wildlife Trusts have worked with local authorities, statutory agencies, landowners and other local partners to establish effective systems for identifying, managing and monitoring Local Wildlife Sites.

M

Mitigation Measures – any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.

Mitigation measures In climate policy - mitigation measures are technologies, processes or practices that contribute to mitigation, for example, renewable energy (RE) technologies,

waste minimization processes and public transport commuting practices. See also Mitigation option, and Policies (for climate change mitigation and adaptation).

Modal Shift – a change in the means of transport, for example from use of cars to public transport, particularly applied to all travellers within an area or those travelling to a specific type of facility or destination.

Monitoring – a regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

Natural Capital - The elements of nature that directly or indirectly produce value to people, including ecosystems, species, freshwater, land, minerals, the air and oceans, as well as natural processes and functions.

Natural Capital Accounting (NCA) - Provides a variety of mechanisms to calculate the total stocks and flows of natural assets, resources and services within a designated area or ecosystem, allowing environmental considerations to be taken into account in making policy and investment decisions. NCA produces formal accounts using methods and reports that are recognisable to those working within finance and management.

Nature Recovery Network - This initiative provides us with the opportunity to draw together all past works in a revised spatial format, looking to identify not merely where our special wildlife and natural habitats currently are, but also the opportunities that exist for enhancing and creating additional habitat networks and connectivity - whilst also helping to strategically inform development and growth opportunities locally, rather than simply hinder them. The Nature Recovery Network is slowly replacing the use of the Gloucestershire Nature Map in informing decisions.

National Planning Policy Framework (NPPF) – this sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Neighbourhood Plans (NP) – A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). **NERC** - The Natural Environment Research Council commissions new research, infrastructure and training to advance environmental science.

Nitrate Vulnerable Zone (NVZ) - are areas designated as being at risk from agricultural nitrate pollution. They include about 55% of land in England. The Department for Environment, Food and Rural Affairs (Defra) reviews NVZs every 4 years to account for changes in nitrate concentrations.

O

P

Priority Habitat - are a range of semi-natural habitat types that were identified as being the most threatened and requiring conservation action.

Place Making – capitalises on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and well being. Place making is both a process and a philosophy.

Planning Practice Guidance (PPG) – national guidance on planning practice, which compliments the NPPF.

Pocket Parks - are small green areas of public space, mostly seen in urban settings.

Protected Species – any species (of wildlife etc.) which, because of its rarity or threatened status is protected by statutory legislation.

Public Realm – any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Public Rights of Way (PROW) - Public rights of way are open to everyone at any time and give you the right to walk, ride a horse or cycle along certain routes. Some rights of way are open to vehicles.

R

Ramsar Sites – a term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Regionally Important Geological & Geomorphological Sites (RIGS) – commonly referred to by their acronym RIGS are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom. RIGS may be designated for their value to science, and to geological heritage in general, and may include cultural, educational, historical and aesthetic resources.

Register of Historic Parks & Gardens – a non-statutory list of parks and gardens of special historic interest maintained by English Heritage

Renewable Energy and Low Carbon Energy – Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels)

Runoff - The flow of water over the surface or through the subsurface, which typically originates from the part of liquid precipitation and/or snow/ice melt that does not evaporate or refreeze, and is not transpired.

S

Special Areas of Conservation (SACs) are those which have been given greater protection. They have been designated because of a possible threat to the special habitats or species

which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale.

Suitable alternative natural green spaces (SANGs) is a designated green area created to protect sensitive ecological sites by providing an alternative recreational space for people.

SANGs are designed to mitigate the impact of new residential developments on protected ecological areas, such as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), which are vulnerable to recreational pressures from increased footfall. By offering an attractive alternative for walking, cycling, and other outdoor activities, SANGs help divert visitors away from sensitive habitats, reducing disturbance to rare or threatened species and fragile ecosystems.

Scheduled Ancient Monument (SAM) – ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (s106) – allow a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Semi-natural & Natural Green Space – this type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. commons and meadows),wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within settlements. The approach is to provide easily accessible, natural and semi-natural green space for communities which, as well as its intrinsic value for biodiversity, also provides a range of other ecosystem functions and benefits. **Sequential Test (Flooding)** – a test carried out in accordance with the NPPF to demonstrate that certain land is appropriate to develop as has less flood risk,after alternative sites have been ruled out.

Settlement Hierarchy – a settlement hierarchy ranks settlements according to their size, function and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.

Sink - A reservoir (natural or human, in soil, ocean, and plants) where a greenhouse gas, an aerosol or a precursor of a greenhouse gas is stored. UNFCCC Article 1.8 refers to a sink as any process, activity or mechanism which removes a greenhouse gas, an aerosol or a precursor of a greenhouse gas from the atmosphere.

Site of Special Scientific Interest (SSSI) – a site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

Social and Community Infrastructure – local facilities and services for the community including buildings and open spaces.

Special Area of Conservation (SAC) – are sites of European nature conservation importance designated under the Habitats Regulations.

Special Protection Area (SPA) – are sites designated under the European Commission Directive on the Conservation of Wild Birds.

Strategic Environmental Assessment (SEA) – a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use which have a significant effect on the environment'.

Strategic Flood Risk Assessment (SFRA) – provides information about flood risk throughout the area of the local planning authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas. Stroud District has published level 1 and level 2 SFRA's.

Sustainability Appraisal (SA) – an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states sustainable development is about positive growth-making economic, environmental and social progress for this and future generations.

Sustainable Drainage System (SuDS) – efficient drainage system which seeks to minimise wastage of water including the use of appropriate ground cover to enable maximum penetration of clean water run- off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Sustainable Transport – are all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Transport Modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Sustrans - Custodians of the National Cycle Network, a UK-wide network of traffic-free paths for everyone, connecting cities, towns and countryside, loved by the communities they serve.

T

Tree Preservation Order (TPO) – statutory protection for individual trees, groups, areas or woodlands. Any works to preserved trees require the consent of the local planning authority.

U

Urban Design – understanding the relationship between different buildings; between buildings and the streets, squares, parks, waterways and other spaces which make up the

public domain; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with another part; and the pattern of movement and activity which is thereby established. **Urban Fringe** – the boundary between built up areas and the open countryside.

V

Viability – an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.

W

Water Framework Directive – is a European Directive that aims to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater.

Water Standards aim to provide Green Infrastructure to effectively manage water quantity and quality, increase flood resilience, and maximise opportunities for amenity.

Wellbeing- A state of existence that fulfils various human needs, including material living conditions and quality of life, as well as the ability to pursue one's goals, to thrive, and feel satisfied with one's life. Ecosystem well-being refers to the ability of ecosystems to maintain their diversity and quality.

Wellbeing Standards aim to secure the delivery of health and wellbeing outcomes through the delivery of Green Infrastructure features. (Wellbeing includes access).

Wildlife Corridor – Areas of habitat connecting wildlife populations.

Wildlife Standards aim to ensure that Green Infrastructure allows nature to flourish, both within the boundary of development, and at a landscape scale.

X

Y

Z

The Cotswold District Green Infrastructure Strategy Update 2026 Appendices

Appendix A - Useful Cotswold District Green Infrastructure Facts, Figures and Issue

Appendix B - A list some of the key developments relating to GI in the past five years

Appendix C - Delivering Potential GI in the 17 Principal Settlements

Appendix D - Examples of GI related policies in made Neighbourhood Development Plans

Appendix A - Useful Cotswold District Green Infrastructure Facts, Figures and Issues

Wellbeing and Access Facts, Figures and Issues

- There are approximately 90,000 people living in the Cotswold District, of which, 13% of households do not have a car compared with 26% across England. (Extract taken from the OCSI, generated 19/10/20)
- Decarbonising transport is expected to be especially difficult for rural areas. This is due to the dependency on motor vehicles and the lack of secondary options.
- It has been estimated by Gloucestershire County Council that 65% of all travel to work journeys are completed by car or van. In order to make this sustainable transition, not only should motor transport be decarbonised, but there must also be viable alternatives.
- According to the OS 2017 data the total amount of green space provided by Parks and Gardens is 0.4 % compared with the England average of 0.8 %. (Extract taken from the OCSI, generated 19/10/20)
- There was one Green Flag holder, Cirencester Town Council did hold it for St Michaels Park in Cirencester. In 2023 the park was awarded it for the sixth year in a row. It is an international quality mark for parks and green spaces.
- 80% of the Cotswold District is within the Cotswold National Landscape). This is a greater coverage by a national landscape designation than any other District in England.
- Dark Skies are a key characteristic of the District and an important GI factor. Mapping produced by the CPRE in 2016 shows the Cotswolds still has good areas of dark skies, but previous mapping shows that more than 40% has been lost since 1993.
- The District falls within 3 National Character Areas (a landscape classification system led by Natural England) -106: Severn and Avon Vales; 107: Cotswolds; 108: Upper Thames Clay Vales.
- There are 969.35 miles of Public Rights of Way, which includes the Cotswold Way National Trail, Monarch Way, Diamond Way, the Millennium Way and the Thames Path National Trail.
- There are three Sustrans routes (Cycle Routes) – 45, 48, and 57 covering 67.76 miles Total length on road 63.11 miles Total length off road 4.65 miles
- The Cotswold National Landscape Voluntary wardens have created 85 self-guided walks. They cover a range of options for people from short easy routes suitable for wheelchairs such as the 'walks on wheels' series, easy access routes of up to 6 miles without stiles and a new longer route for all terrain mobility scooters. Many start from the Principal Settlements
- Imported plant pathogens will have a huge effect on the physical look of the District's landscape, for example, Ash Dieback.

- The total number of farmed land in the Cotswold District is 94,923 hectares and is worked by 782 agricultural holdings (DEFRA 2021)
- The District generally has good air quality. There are only two Air Quality Management Areas
- (AQMAs) at Thames Street in Lechlade and the Air Balloon Junction at Birdlip. The Cotswold Climate Change Emergency Strategy identifies road traffic as the biggest contributor to pollution in the District at just over 45%. Work began on the missing link (air balloon bypass) in Spring 2023 and is set to finish in Spring 2027.
- The North and South Cotswold GP localities have the oldest populations in Gloucestershire. A high proportion of patients suffer from long-term health problems, particularly conditions linked to age. It is estimated that Cotswold has around 1,500 people aged 65 and over with dementia. This forecast is to rise to 2,500 by 2030. Comparatively high rates of diabetes are also experienced in the District. (Understanding Cotswold JSNA 2015)
- Approximately 9% of households live in 'Fuel Poverty', compared to the national average of 11.1%. (Department for Energy and Climate Change 2016)
- The averages for the highest prevalent diseases in the Cotswold District compared to the England average are Asthma - CDC 6.7 v England 5.9. High Blood Pressure - CDC 15.3 v England 14. Not above the England average, but still high is Depression - CDC 8.3 v England 9.9. Obesity - CDC 8.2 v England 9.8. (Extract taken from the OCSI, generated 19/10/20)

Water Facts, Figures and Issues

- The majority of the district is a surface water and Nitrate Vulnerable Zone (NVZ) as well as a Drinking Water Safeguard Zone
- There are 51 river bodies and one reservoir
- The River Thames, the Thames and Severn Canal and the Cotswold Lakes are in or pass through the district.
- Surface water quality is generally good in the District; however the Water Cycle Study states there are failures of Water Framework Directive standards. There are some very high concentrations of phosphate, affecting the potential for watercourses to achieve good ecological status.
- Cotswold is in the 'SWOX' the Swindon-Oxford Water Resource Zone (WRZ) which is the second largest WRZ in Thames area after London.
- The Thames area and SE is classed as 'seriously water stressed' and one of the driest regions.
- There are over 180 lakes, set over 42 square miles formed as a result of mineral extraction in the Cotswold Lakes.
- The watercourses in the District are part of two main catchments – the Thames and the Severn
- There was a flooding incident in December 20/ January 21.

- By providing GI as a means of improving health and wellbeing naturally it has the benefit of potentially reducing levels of pharmaceuticals received through the sewage system.

Wildlife Facts, Figures and Issues

- There are 37 Sites of Special Scientific Interest;
- There are over 260 locally designated Local Wildlife Sites;
- The Cotswold grasslands are home to a large number of rare and declining plants including many species of orchid and other flowers including Pasque Flower and Cotswold Pennycress.
- Cotswold grassland also supports nationally rare butterflies such as the Chalkhill Blue and the Duke of Burgundy. Wildflower grassland was created by human activity and has developed since early farmers cleared forested areas to make grazing land for their livestock. In the 1930s 40% of the Cotswolds was covered in Jurassic limestone grassland, today that has fallen to less than 1.5%
- Natural England has reviewed the boundaries of the Sites of Scientific Interest in the Cotswold Lakes to better reflect important bird populations.
- There are 20,000 birds over winter in the Cotswold Lakes including the Goldeneye and the Smew.
- There are seven Gloucestershire Wildlife Trust reserves in the District.
- The key habitat types for the District are – ancient woodland, unimproved limestone grassland, unimproved and good semi-improved neutral grassland, traditional orchards, wetlands, rivers, streams and standing open water.
- There are a range of European protected species found within the District including - bat species, great crested newts, dormouse, otter and white clawed or freshwater crayfish.
- The Cotswold District has 13646 Ha, of tree cover, 11% of the total area of the District. To reach the countywide target set in the Gloucestershire Tree Strategy (2020) of 20 % tree cover would require an increase of 6,600 ha of tree cover in the district, that is a 50 % increase over the existing tree cover.

Play Space

The 2017 GI, Open Space and Play Space Strategy identified that there were 40 play areas in the 17 principal settlements. Each of the play areas were assessed as a result of site visits in 2016. The quality standards used included assessing the mix of play experiences, litter bin provision, benches and seats, safety of site, parking, dog free area, the location, lighting and disabled access.

Allotments

Applications for council-run allotments in England soared during the coronavirus pandemic. In August, 2021 the National Allotment Society (NAS) reported that 40% of English councils responded to a survey to say that they had experienced a "significant uplift" in applications

to join waiting lists in the April of that year. This trend has continued, in 2023 it is reported that the steady increase is down to the cost of living crisis, the increased interest in "growing your own" during covid and a better awareness of sustainable growing and eating. An increase in interest in allotments was reported by many of Parish and Town Councils.

Appendix B - Timeline for the Green Infrastructure Strategy and relevant Legislation and Guidance

- 2015/16 - Desk top research and community engagement work carried out in for the CDC GI, Open Space and Play Space Strategy 2017
- 2017 - The Conservation of Habitats and Species Regulations 2017 and the Water Framework Directive.
- 2018 - Building with Nature - National benchmark developed.
- 2018 - The 25 Year Environment Plan
- 2019 - The publication of the National Design Guide.
- 2019/20 - work on the update to the 2017 document commenced.
- 2021 - July NPPF update.
- 2021 - The update to the National Design Guide.
- 2021 - Publication of the Draft Green Infrastructure Strategy.
- 2021 - Monday 14 June to Monday 16 August (8 weeks) - Consultation on the Green Infrastructure Strategy.
- 2021 - Building with Nature refresh.
- 2021 - The Environment Act.
- Autumn/Winter 2021 - Updates and amendments to the Draft GI Strategy.
- 2021-2024 - The England Tree Strategy and Action Plan.
- 2021-2024 - The Pollinator Strategy.
- 2022 - The Gloucestershire Green Infrastructure Framework updated.
- 2021/22 - GI Draft Strategy Consultation Response Report.
- Friday 4th February 2022 to Sunday 20th March 2022 - Local Plan Partial update 'issues and options' consultation.
- 2022 - Responses to Local Plan Partial Update 'Issues and Options' Consultation, including GI Draft Strategy Consultation Response Report.
- 2023 - Publication of Natural England's Green Infrastructure Framework and revised access standards.
- 2023 - September NPPF update.
- 2023 - October/November final updates to the final Green Infrastructure Strategy.
- 2023/24 - Local Plan policies redrafting to reflect legislative and national guidance updates.

Please note that this is not an exhaustive list.

Appendix C - Delivering Potential GI in the 17 Principal Settlements

In addition to actions at a District level, consideration has been given to GI actions that could be delivered at a settlement level, focusing on those larger principal settlements where development is most likely to come forward. These were derived from the existing Local Plan or came forward as part of the 2018/19 community consultation. Further amendments have been made as a result of findings from the consultation of the Draft Green Infrastructure Strategy in 2021. Other settlements in the District are likely to have similar actions and/or priorities.

South of the District

Cirencester

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Numerous parks and public open spaces, including the registered Cirencester Park
Main GI Water Assets:	The Abbey Grounds lake and, The River Churn is the first tributary river of the River Thames
Main GI Wildlife Assets:	The City Bank Local Nature Reserve. The ancient woodlands within Cirencester Park and the River Churn

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit north, north east, & west	Four sites – Abbey Grounds, Kingshill South, City Bank & Amphitheatre
20 ha – 100 ha site within 5KM	No	No Sites
100 ha site within 5KM	No	No Sites
500 + hectares site within 10km of home	No	Cirencester Park is 1055 hectares and is the largest publicly accessible open space in Cirencester. It should be noted that this site could be closed to the public at any point as it is only open due to the owner's goodwill, the Bathurst Estate. Charges for entry will apply in 2024 for some visitors.

Additional Information from Cirencester Town Council	
Other parks	Cirencester Abbey Grounds, Four Acres, Two Acres, The Amphitheatre, St Michael's Field (Green Flag holder since 2017)
Local Nature Reserve	City Bank Nursery awarded 2018
Public Rights of Way	11,780 metres within 2km buffer of the town
Wild Town Project	Cirencester is taking part in the Wild Towns Project

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Cirencester Town Council did not request any major changes as a result of the Draft GI Strategy consultation, which took place in 2021. Cirencester Town Council took part in a consultation workshop. An overview of the comments made can be found here.

Wellbeing	Improve and enhance new routes to amenity green space to encourage use and enjoyment for existing and new communities. Consider activities to enhance use and enjoyment of the amenity green spaces, e.g. forest school.
Water	Improve school and hospital grounds for biodiversity value, especially urban species.
Wildlife	Continue to work on improvements to the City Bank Local Nature Reserve and encourage wildlife enhancement along the neighbouring Daglingworth stream.

Down Ampney

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Numerous PROW and permissive paths, including a circular walk of the village. Amenity green space, Community Garden and Millennium Recreation Area
Main GI Water Assets:	The Ampney Brook. Further mineral extraction may lead to the creation of new open water bodies in the future
Main GI Wildlife Assets:	Stubs Copse and Estate Yard Copse; Down Ampney Pits KWS and other areas of priority habitat – mainly woodland. (The whole of Down Ampney falls within the Cotswold Water Park NIA

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit north, north east	1 site – land off Oak Road
20 + ha – 100 ha site within 5KM	No	North Meadow - outside of Cotswold District Boundary
100 ha site within 5KM	No	No Sites
500 + hectares site within 10km of home	No	Cirencester Park - Private Park with access granted by the Bathurst Estate.

Additional Information	
Public Rights of Way	7388 metres within a 2KM buffer of Down Ampney

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Down Ampney Parish Council did not request for updates, as a result, of the GI consultation that took place in 2021.

Wellbeing	Improve and enhance new routes to amenity green space to encourage use and enjoyment for existing and new communities. Consider activities to enhance use and of the amenity green spaces, e.g. forest school
Water	Continue work on Ampney Brook as part of wider intervention quality of Upper Thames.

Wildlife	Survey of House Martin, Swifts and Swallow nests to identify where to concentrate on enhancements. Encourage monitoring to adopt a management plan to secure flourishing populations.

Fairford

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The Thames and Severn Way, Walnut Tree Playing Field, Coln House Playing Field.
Main GI Water Assets:	The River Coln, The Cotswold Water Park, Horcott Lakes
Main GI Wildlife Assets:	Fairford falls within the CWP NIA. There are a number of standing open water Key Wildlife Sites, as well as other areas of priority habitat, including woodland and floodplain grazing marsh.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	17728 metres within 2km buffer of the town

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Fairford Town Council requested a few factual changes, as a result, of the Draft Green Infrastructure Strategy consultation, which took place in 2021.	
Wellbeing	Managing arc of land around the south of town to improve Green infrastructure access to special features e.g. non-designated heritage assets. Incorporate Fairford park and green gap between Fairford and Horcott. As well as the Coln House Playing Field.
Water	Explore the enhancements of the river bank with the aim of creating and enhancing areas for target species. Including the river bank opposite the Coln House School playing field

Wildlife	Encourage habitat for hedgehogs which have been recorded in the area. Interventions in new and existing built environment e.g. gaps in fencing and hedgehog boxes.

Kemble

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Kemble Community Garden, Special Landscape, Clayfurlong Playing Field.
Main GI Water Assets:	The Upper Thames
Main GI Wildlife Assets:	Deciduous woodland, ancient and semi natural woodland, SSSI along the Kemble active railway line. Old Mill Farm lowland meadow.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	Clattinger Farm SAC, North Meadow SAC, Cleveland Lakes. All outside Cotswold District Boundary.
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Cirencester Park - Private Park with access granted by the Bathurst Estate.

Additional Information	
Public Rights of Way	10,484 metres within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Kemble Parish Council did not request any changes as a result of the Draft Green Infrastructure Strategy consultation that took place in 2021.

Wellbeing	Using GI to increase attractiveness of routes for walking and cycling between Kemble and Cirencester (and the Water Park) Also incorporate Thames Path along the river.
Water	Encourage creation of small ponds in gardens/community gardens to increase surface area which can contribute to water management and habitat for wildlife.
Wildlife	Encourage creation of small ponds in gardens/community gardens to increase surface area which can contribute to water management and habitat for wildlife

Lechlade-on-Thames

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The National Trail, Coln Country Park and Sports Grounds
Main GI Water Assets:	The River Thames, River Coln, River Leach and the lakes around Lechlade.
Main GI Wildlife Assets:	Previous mineral sites have over time become valuable for wildlife. A good example includes the lakes that form part of the Edward Richardson & Phyllis Amey Reserve at Lechlade.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit in central area	2 sites Riverside Park & Edward Richardson & Phyllis Amey Nature Reserve
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	14,386m metres within 2km buffer of the town
Nature Reserve	Eric Richardson & Phyllis Amey Nature Reserve & designated Local Green Space.

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Lechlade Town Council updated the opportunities for GI enhancements as a result of the Draft GI Strategy consultation, which took place in 2021. Local walking maps are in the process of being produced for the area. Some maps are available from Lechlade Library at a minimal cost. Lechlade Town Council took part in a consultation workshop. An overview of the comments made can be found here.

Wellbeing	Himalayan Balsam is a problem for the wellbeing, water and wildlife of Lechlade. The infestation is affecting the accessibility of riverside walks, destroying the viability of native flora and fauna on riverbanks. Local walking maps are being created. Some maps have been created and are available from Lechlade Library at a minimal cost.
Water	Create new habitats for water voles, otters and newts
Wildlife	Improve local green space for key species

South Cerney

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Bow Wow Lane, Sailing Club, Upper Up Playing Fields, Sustrans Route 45, The Allotments at Upper Up, The Thames and Severn Way.
Main GI Water Assets:	Cotswold Water Park, The River Churn and Cerneywick Brook.
Main GI Wildlife Assets:	The Dismantled Railway, four SSSI's, The disused airfield, A Strategic Nature Reserve, The River Churn Corridor, a floodplain grazing marsh.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit to south and south east	1 - Upper Up Playing Field.
20 + ha – 100 ha site within 5KM	No	Clattinger Farm SAC , North Meadow SAC. All outside Cotswold District Boundary.
100 ha site within 5KM	No	None - Clevedon Lake is outside Cotswold District Boundary
500 + hectares site within 10km of home	No	Cirencester Park - Private Park with access granted by the Bathurst Estate.

Additional Information	
Public Rights of Way	17,667 metres within 2km buffer of the town

Opportunities for GI enhancements on the three themes of water, well-being and wildlife. South Cerney Parish Council did not request any changes or updates, as a result, of the 2021 GI consultation.

Wellbeing	Improve links to playing fields and consider how playing fields are managed to consider any enhancements which would make the park more enjoyable to use.
Water	Investigate with the assistance of the appropriate bodies the reinstating of review tributaries in South Cerney.
Wildlife	Improving biodiversity measures at the golf club.

Tetbury

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Thirteen open spaces including two school playing fields, Allotments, Amenity Green Spaces and Sports Grounds, 3 play areas located at Dolphins Recreation Ground, Webb Road and Suffolk Close.
Main GI Water Assets:	The River Avon, Tetbury branch
Main GI Wildlife Assets:	Priority habitat along the dismantled railway. Deciduous woodland. 11 public open spaces including St Saviours Churchyard and the Cutwell Valley.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No- deficit, north, east & south	1 – Recreation Ground
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	Westonbirt Arboretum - Cost for entry
500 + hectares site within 10km of home	No	Minchinhampton Common - Outside Cotswold District Boundary

Additional Information	
Public Rights of Way	22,522m within 2km buffer of the town

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Tetbury Town Council and the Climate Strategy Working Group updated the opportunities for GI enhancements as a result of the 2021 GI consultation.

Wellbeing	Extend the railway path towards Cirencester and Kemble and greater focus on the public use of green spaces, including Preston Park and the development of forest schools.
Water	Improve riparian habitats along the railway path and improve the opportunity for biodiversity along the River Avon.
Wildlife	supports a significant increase in wildflower verges around Tetbury.

Middle of the District

Andoversford

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The Playing Fields and Playground
Main GI Water Assets:	The River Coln, lakes in Sandywell Park
Main GI Wildlife Assets:	The line of the dismantled railway line, three Key Wildlife Sites and four National Forest Inventory areas.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	Lineover Wood - footpaths, but not open access
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	28,646m within 2km buffer of the village
	Limited amount of open space; the largest site is the Playing Field with a small amount of space available on the Temple Fields Estate. Both sites, collectively measure under 2ha.

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Andoversford Parish Council did not request any changes or updates as a result of the 2021 GI consultation.

Wellbeing	Linking access from school to new housing in the centre of the village – safe routes to school. Creation of new allotments in any new development.
Water	Reduce surface runoff by creating opportunities to collect water; for example installing water butts on Parish buildings with the view to installing Rain Water Harvesting if/when funds allow.

Wildlife	Work with landowners to improve bankside quality. Consider indicator species e.g. otters and bats.

Bourton-on-the-Water

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Greystones Farm Nature Reserve, Monarch's Way, three allotments, three play areas, an orchard.
Main GI Water Assets:	The Rivers Dickler, River Eye and River Windrush and numerous lakes.
Main GI Wildlife Assets:	Priority habitat, coastal and floodplain grazing marsh, Salmonsbury meadow SSSI.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	Yes	Greystones Farm Nature Reserve - Free access if within walking distance. No parking on site, nearby public car parks serve the site.
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Sherborne Park - Cost for entry

Additional Information	
Public Rights of Way	34,559m within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

Bourton on the Water Parish Council did not request any changes as a result of the 2021 GI consultation. However, they did take part in a consultation workshop. An overview of the comments made can be found here

Wellbeing	Improve access – green active travel routes to Greystones, Gloucestershire Wildlife Trust Nature Reserve.
Water	Improve the river corridor for biodiversity, for example not cutting bankside vegetation too short. Leaving the grass to grow longer provides cover for wildlife including water voles.
Wildlife	Increase resilience of species. Alleviating recreational pressure on Greystones by creation/enhancement of new areas (e.g. Country Park) and optimising other sites in settlement for species protected at Greystones

Northleach

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Allotments, Amenity Green Space, The Monarch Way and The Diamond Way, Sustrans Route 48
Main GI Water Assets:	The River Leach,
Main GI Wildlife Assets:	Local Wildlife Site, Priority habitat - good quality semi improved grassland

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No	2 – King George Field, Water meadow, but deficit all of settlement - see wellbeing map.
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Sherborne Park - Cost for entry

Additional Information	
Public Rights of Way	32,495 m within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

The GI enhancements, as listed below, were updated by Northleach with Eastington Town Council as a result of the 2021 GI consultation. Northleach Town Council took part in a consultation workshop. An overview of the comments made can be found here

Wellbeing	Enhance green ring around the town for non-car access
Water	Improve riparian habitat along the edge of the river.
Wildlife	Improve wildlife value of Forte woodland.

Stow-on-the-Wold

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	The allotments, cricket field and recreation ground, Gloucestershire and Monarch's Way, Spring Gardens Allotments, QEII and King George's Playing Fields,	
Main GI Water Assets:	Given its hilltop location, there are no significant water assets in Stow on the Wold although the River Dickler is near to the Parish boundary.	
Main GI Wildlife Assets:	Priority habitat including areas of deciduous woodland	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No	2, QE2 Field & King Georges Field - there is a deficit in the central area. See wellbeing map
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None
Additional Information		
Public Rights of Way	9,056m within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife. Stow on the Wold Town Council updated the opportunities for enhancements, as a result,of the 2021 GI consultation. Updates to the maps were also made.		
Wellbeing	Increase access to GI in all new development by considering non-physical access (i.e. auditory and visual access), which is particularly important for older people	
Water	Make the riverside walk from Stow on the Wold along the Dickler more accessible	
Wildlife	Enhance King George's & QEII Playing Fields for wildlife	

Upper Rissington

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	Cate Park – formal park, Firefly Walk and Folland Park	
Main GI Water Assets:	Cate Britton Pond and Hazelford Brooks.	
Main GI Wildlife Assets:	Ansell's Pasture, limestone grassland between Ansell's copse and Smith Barry Circus / Crescent	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	Partially – deficit, south east area	5 – Folland Park, The Rec, Godfrey's Ground & combined – Cate Britain Pond, Ansell's Hill Copse, Peaks Coppice & Victoria Country Park
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	Sherborne Park - cost for entry
Additional Information		
Public Rights of Way	13, 189m within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife Upper Rissington Parish Council did not request any changes, as a result, of the 2021 GI consultation.		
Wellbeing	Create green routes across the settlement to community facilities such as school and shops. Link the village to the network of rights of way in the area through targeted creation of new paths. These are needed because the original military planning of Upper Rissington as a secure site. Build a Multi-Use Games Area for young people. With such a young population (30 per cent under 18) new facilities for young people are a high priority.	

Water	Manage and operate Cate Britain Pond to maximise its benefit to wildlife in the heart of the village whilst attenuating storm flows and providing a source of recycled water. Protect head waters of Hazelford Brooks to improve the quality of the streams. Advocate for the most stringent standards for the effluent from Upper Rissington STW as it discharges into the headwaters of Hazelford Brook with very low levels of dilution.
Wildlife	Protect and enhance the species rich limestone grassland in Godfrey's Grounds and Ansell's pasture. These areas already have a high diversity of plants including orchids but need proper management. Selectively plant new trees to replace existing protected trees reaching the end of their life. Protect areas of ancient woodland within the village to encourage wildlife. Advocate with the RAF to manage large areas of grassland on the Little Rissington Airfield to encourage a greater diversity of flora and fauna.

North of the District

Blockley

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	A central Amenity Green Space, Station Road Allotment and Sports Grounds, Diamond Way and Heart of England Way
Main GI Water Assets:	The Blockley Brook runs down through the centre of the town
Main GI Wildlife Assets:	LGS 1, Local Green Space Blockley Mill (also known as the Water Board site). |Norcombe Wood, The Warren Wood.

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – all of settlement	None
20 + ha – 100 ha site within 5KM	No	Dovers Hill - Cost for parking
100 ha site within 5KM	No	Batsford Estate - Cost for entry
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	28,881 within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

The GI enhancements, as listed below have been updated by Blockley Parish Council, as a result of the 2021 GI consultation. Reference should also be made to Blockley Parish Council Draft Climate and Ecological Action Plan, October 2021

Wellbeing	Target additional benches and seating in spaces for nature (creating wellbeing opportunities by linking seating to spaces for nature) Supporting the opening-up of allotments to the wider community; the site has been secured for 999 years and presents fantastic opportunities for groups other than plot holders to access this asset. Maintain and update the play infrastructure and seating in parish parks. Enhance opportunities for wildlife within parks and play areas, while protecting the overall character of the area.

	Creating safe cycle routes between Blockley and surrounding settlements
Water	Enhance existing mill ponds to increase opportunities for wildlife. ensure water courses are protected by retaining vegetation buffers even for small scale development.
Wildlife	Improving quality of habitat along the Brook to connect to habitat to the south of the settlement. Provide for key species in new developments Hedgerow restoration/extensions. Improve the cemetery for biodiversity. Improve roadside verges and other pockets/strips of land for wildlife, particularly pollinators. Survey for and improve nesting opportunities for birds eg
	swifts, swallows, house martins, barn owls etc Improve habitat connectivity for hedgehogs

Chipping Campden

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	Amenity Green Spaces, Playing Fields, Allotment, Ernest Wilson Gardens, Heart of England Way, Monarch's Way and Cotswold Way.	
Main GI Water Assets:	The Cam runs through and adjacent to the Town.	
Main GI Wildlife Assets:	The Campden Wood, ancient woodland, traditional orchards,	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit east and north east of settlement	None
20 + ha – 100 ha site within 5KM	No	Dovers Hill - Cost for parking
100 ha site within 5KM	No	Hidcote - Cost for entry
500 + hectares site within 10km of home	No	None
Additional Information		
Public Rights of Way	26,730 within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife Chipping Campden Town Council did not request any changes ,as a result, of the 2021 GI consultation.		
Wellbeing	Creation of circular walking/cycling (active travel) route around the settlement i.e. Station Road/Aston Road towards Hoo Lane. Linking up to the Cotswold Way and parks and open spaces.	
Water	Look into the possibilities for further improvements along the River Cam that will encourage new habitats for key species such as water voles.	
Wildlife	Provision of key species in any new development e.g. swift boxes.	

Mickleton

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	The Allotment, Play Ground and Sports Grounds, Heart of England Way, Sustrans route 442,
Main GI Water Assets:	Norton Brook, Gran Brook
Main GI Wildlife Assets:	Mickelton Woods and the line of the dismantled railway line, SSSI Campden Tunnel Gravel Pitt

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	Dovers Hill - Cost for parking
100 ha site within 5KM	No	Hidcote - Cost for entry
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	23,547 within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife Mickleton Parish Council has updated their opportunities for GI enhancements, as a result, of the 2021 GI consultation.	
Wellbeing	Promote safe walking and cycling routes
Water	Encouraging rainwater collection and its domestic use
Wildlife	Re-wilding of verges and small open spaces as well as tree and hedgerow planting on public land with the help of Woodland Trust grants.

Moreton-in-Marsh

Maps Identifying Key Wellbeing, Water & Wildlife Assets	
Main GI Wellbeing key Assets:	Two Parks, Allotments, Amenity Green Space and Sports Grounds and Playing Fields. Monarch's Way, Diamond Way, Sustrans Route 48
Main GI Water Assets:	River Evenlode, balancing ponds
Main GI Wildlife Assets:	Blenheim Park and Queen Victoria Gardens, Good quality semi improved grassland

Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No	2, Queen Victoria Gardens & Blenheim Open Space – deficit south & east of settlement
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	Batsford Estate - Cost for entry
500 + hectares site within 10km of home	No	None

Additional Information	
Public Rights of Way	15,274 within 2km buffer of the village

Opportunities for GI enhancements on the three themes of water, well-being and wildlife

The GI enhancements, as listed below, were suggestions given by the GI team. Moreton in Marsh Town Council updated factual information and prepared a detailed response to the 2021 GI consultation. Moreton in Marsh Town Council also took part in a consultation workshop. An overview of the comments made can be found here

Wellbeing	Consider creation of a new Country Park to serve the North Cotswolds, e.g. how can any new development coming forward contribute to it.
Water	Enhancing water courses in public open spaces for the benefit of Green Connectivity Network and enhance role of existing water features for water and surface water management
Wildlife	Consider any improvements to churchyards & cemeteries to improve wildlife.

Willersey

Maps Identifying Key Wellbeing, Water & Wildlife Assets		
Main GI Wellbeing key Assets:	Amenity Green Spaces, Playgrounds, Registered Common land and Allotments Willersey has extensive allotments on land known as Terrify and have been the village allotments for centuries.	
Main GI Water Assets:	The Duck Pond.	
Main GI Wildlife Assets:	The Cotswold Scarp Nature Improvement area limestone grassland lowland beech and yew woodland as well as deciduous woodland areas.	
Overview of information collated in 2018/19 The ANGSt Standards		
ANGSt Standard	**Meets ANGSt Standard?**	**Description and Name of Site**
2 ha + within 300m	No – deficit all of settlement	None
20 + ha – 100 ha site within 5KM	No	None
100 ha site within 5KM	No	None
500 + hectares site within 10km of home	No	None
Additional Information		
Public Rights of Way	15,274 within 2km buffer of the village	
Opportunities for GI enhancements on the three themes of water, well-being and wildlife The GI enhancements, as listed below, were suggestions given by the GI team. The Council were happy to accept these suggestions. In response to the 2021 GI consultation the Parish Council highlighted the importance of the local allotments. Willersey PC took part in a consultation workshop. An overview of the comments made can be found here		
Wellbeing	Improve landscape of park for amenity and biodiversity value, e.g. use of hard and soft features.	
Water	Manage surface water runoff along the high street with the creation of swales, rain gardens and tree planting.	

Wildlife	Improve high street (roadside verges) for biodiversity – bees, butterflies and other pollinators by considering change of management and planting pollinator friendly plants. For example, pockets/swathes of wildflowers and trees, (planting of trees links to Water measures)

Appendix D - Examples of GI related policies in made Neighbourhood Development Plans

As of June 2026, there are nine made Neighbourhood Development Plans (NDPs) in the District with eleven further NDPS in development. Some of these include policies with GI themes. More detail on Neighbourhood planning can be found on the CDC website.

Examples of GI related policies in made Neighbourhood Development Plans			
	Wellbeing	**Water**	**Wildlife**
Tetbury and Tetbury Upton Neighbourhood Plan	Policy 4: Protection and enhancement of the rights of way network Policy 6: Open Spaces Policy 8: Local Green Spaces		Policy 9: Protection of mature and landmark trees.
Lechlade-on-Thames Neighbourhood Plan	Policy D1 Design Principles Conform to the (Local Plan) Cotswold Design Code or its successor document. Includes guidance on GI. Policy G2 Lechlade Cricket Ground		Policy G1 Local Green Spaces
Northleach with Eastington Neighbourhood Plan	Policy NE3: Design of the built and natural environment iv. improving footpath links from the town to the countryside and within the town.	Policy NE1: Public Parking Prior to any development taking place a site-specific flood risk assessment will be required.	Policy NE6: Local Green Spaces – designating spaces
Kemble and Ewen Neighbourhood Plan	Policy KE6: Green Infrastructure	Policy KE6: Green Infrastructure	Policy KE3: Protecting Local Green Spaces. Policy KE4: Protecting other Open Spaces' Policy KE6: Green Infrastructure KE8: Kemble and Kemble Station

			Conservation Area.
South Cerney Neighbourhood Plan	Policy SC5: Public Access to Lakes. Policy SC7: Existing Recreational, Open Spaces and Allotments. Policy SC15: Sustainable Travel and Rights of Way.	Policy SC13: Alleviation of Flooding.	Policy SC9: Local Sites of Ecological and Geological Value. Policy SC10: Designation of Local Green Spaces.
Fairford Neighbourhood Plan	Policy FNP 2: Providing a new burial ground. Policy FNP 7:Improving Access to Visitor AttractionsPolicy FN14: A new Low Carbon Community in Fairford	Policy FNP 4: Managing Flood Risk, Policy FNP 10: River Coln Valued Landscape	Policy FNP 8: Protecting Local Green Spaces.

Draft document for Council governance process July and August 2026

Local Green Space Evidence Paper

July 2026

COTSWOLD
District Council

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1. Overview and Introduction to Local Green Spaces

1.1 Local Green Space (LGS) allocations are a planning designation designed to protect green areas of particular importance to local communities. It offers sites that are important to a local community, special protection against development. Once designated the development restrictions that apply to the Green Belt, also apply to Local Green Space. Development cannot take place except in very special circumstances.

1.2 The purpose of this report is to evaluate the Local Green Spaces that have been put forward for designation in the Local Plan 2025 – 2043 by Town and Parish Councils in the district. A variety of community spaces, allotments, play areas, recreation grounds, walks, a quarry, woodland, green spaces within housing estates to formal green spaces have been nominated.

1.3 Some of the green spaces can be accessed by their community, and some cannot be accessed, but all are important to the community in which they serve. Once a space has been allocated and adopted in a Local Plan, the allocation does not allow access to the site if it is privately own. What it does is preserve the importance of the site as it exists for the community who nominated it.

1.4 Listed below are the nominated sites that will go forward in the Local Plan 2026-2043 for Local Green Space designation.

- Ampney Crusis - The Cricket Field and Woodland next to the Cricket Field.
- Bibury – The Upper and Lower Kitchen Garden.
- Bledington – The land next to the village Hall.
- Bourton on the Water - Springvale Allotments, Conigers footpath – Ridge and Farrow Field, Burghfield House Field, Bourton Chase – Phase 3 – Public Open Space.
- Coates – Coates Meadow.
- Didmarton – Didmarton Playing Field.
- Donnington – Stonehill Quarry.
- Ebrington - Saxon Fields.
- Fairford – The Park Close/ Park Close Pocket Park, Faulkers Close, Honeybone Green Space & Play Area, Keble Fields, Milking Path.
- Kempsford - Hazel View Recreation Ground, Wakefield Green.
- Kingscote - The Matara.
- Leighterton - Play Space.
- Little Rissington – Sweeting Corner.
- Naunton – Naunton Playing Field.
- Poulton – Ranbury Site B & C
- Tetbury – Preston Park, Berkeley Wood, The Knapp
- Willersey – Orchard Ley

1.5 Listed below are the nominated sites that will not go forward in the Local Plan 2026-2043 for Local Green Space designation.

- Dunfield – Green Space.
- Bourton on the Water – Greystones Fields nearest Moors Lane.
- Lower Oddington – Land to the Rear of the Village Hall.
- Lechlade - Butlers Field.
- Poulton – Ranbury Sites A, Butts Field.

1.6 The Natural Environment White Paper (The Natural Choice): securing the value of nature (2011) highlighted "the importance of green spaces to the health and happiness of local communities".

1.7 Green spaces, particularly natural green spaces, located close to local people provide a range of social, environmental, and economic benefits, including –

- improved mental and physical health
- increased social activity
- increased physical activity
- reduced crime
- improvements to children's learning
- increased voluntary action
- improved community cohesion and sense of belonging
- potential for local food growing
- more attractive places to live, work, play, visit and invest
- enhanced opportunities for wildlife habitats and wildlife corridors
- climate change adaptation for example by flood alleviation

1.8 The White Paper recommended that a new Green Areas designation be introduced that would give local people an opportunity to protect green spaces that have significant importance to their local communities.

"We propose that green spaces should be identified in neighbourhood plans and local plans which complement and do not undermine investment in homes, jobs and other essential services. Given the importance of green spaces to the health and happiness of local communities the Government considers the new designation should offer suitably strong protection to localised areas that are demonstrably special …."

1.9 That recommendation was incorporated into the National Planning Policy Framework (NPPF) as the new designation of Local Green Spaces.

2. The Policy Context

National Planning Policy Framework

The NPPF 2024 provides the following information on Local Green Space designations -

106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

107. The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.

108. Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework [45]. Additional guidance is provided in the National Planning Practice Guidance.

3. Spaces Methodology – Stage 1 Site Selection

3.1 That Stage 1: Site Selection - Local Community Input
In August 2025 114 Parish and Town Councils, including Parish Meetings, within Cotswold District, were invited to submit potential Local Green Spaces. Each council was sent a copy of the Local Green Space toolkit, which gives more information about the designation and the selection process. The 31st of October 2025 deadline was given for the submission of potential sites.

3.2 A Cotswold District Council Officer provided on-going support for the communities, providing clarity and explaining that the evidence submitted had to show why sites were "demonstrably special to the local community;" for example, by suggesting that communities consider how the field they would like to be designated met the NPPF's Local Green Space designation criteria. It was important to clarify that sites could not just be submitted because communities were aware that development might come forward on that site. Advice was also given that where a site was already in beneficial public ownership, for instance by a parish council, that there was probably little benefit in submitting it for designation.

3.3 The Officer then reviewed the submissions against the assessment criteria and provided feedback, for example, identifying where additional information would be needed. This initial assessment was important to help communities put together sound and robust evidence to support their submissions for Local Green Space designations. Using the assessment criteria, Officers were able to consider whether sites met the Local Green Space designation NPPF's tests, while ensuring that designation was 'consistent with the local planning of sustainable development'.

3.4 The toolkit provided further clarity, outlining that not every potential site will meet every criteria. However, all sites must meet the following criteria in the checklist as stated in the NPPF:

1) The site is not with an extant planning permission within which the Local Green Space could not be accommodated
2) The site is not allocated for development in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development
3) The site is not an 'extensive tract of land'
4) The site is 'local in character'
5) The site is in 'proximity to the community it serves'
6) The site is 'demonstrably special to the local community'

3.5 All sites must meet at least one of the following criteria in the Checklist:

1) The site is of 'particular local significance … because of its beauty'
2) The site is of 'particular local significance … because of its historic significance'
3) The site is of 'particular local significance … because of its recreational value'
4) The site is of 'particular local significance … because of its tranquility'
5) The site is of 'particular local significance … because of its wildlife'

The site is of 'particular local significance … for any other reason'

4. Accessible Greenspace Standard (AGS) 2023

4.1 To provide certainty, Natural England's Green Infrastructure Standards (AGS) 2023 is used to define the likely size of a suitable Local Green Space and its distance from the local community.

4.2 Accessible Greenspace Standard (AGS) The new Accessible Greenspace Standard (AGS), which is one of the 5 Headline GI Standards included in the GI Framework- Principles and Standards for England. The Accessible Greenspace Standard covers a broader range of greenspace than the original ANGSt, while retaining a focus on accessible natural greenspace. It measures six categories of publicly accessible greenspace of increasing size and distance from home.

4.3 A Local Green Space should ideally be located within a 1km, 15-minute walk of the community it serves. Please see the table on the next page. Given the rural nature of the District, it may be necessary to relax these requirements in certain circumstances.

4.4 A site of over 20ha (50 acres) and a 35-minute walk would be considered to be "an extensive tract of land" and therefore, not suitable for designation as a Local Green Space.

Table 1. Type of Space

Type of Space	Minimum size	Maximum distance	Maximum Journey
Local Greenspace or	2 ha	300m	5 min walk
Doorstep Greenspace	0.5 ha	200m	Under 5 min
Neighbourhood Greenspace	10 ha	1 km	15 min walk
Wider Neighbourhood Greenspace	20 ha	2 km	35 min walk
District Green Space	100 ha	5 km	15 –20 min cycle
Sub Regional Green Space	500 ha	10 km	30-40 min cycle

Notes: The Accessible Greenspace Standards do not cover formal sports provision, for which Sport England is responsible; nor play provision, which is covered by Play England. - The above diagram uses a walking speed.

5. Stage 2: Sites Assessments

5.1 In total, 21 Town or Parish Council's out of the 24 that originally contacted the District Council about nominating Local Green Space's put forward 37 sites for consideration.

5.2 Over three days a Planning Policy Officer and an Officer from the Council's Communities Team visited all 37 sites. The site visits were used to assess each nominated space against the criteria listed in paragraphs 3.4 and 3.5. The officers discussed each site's merits and made notes to take into account at the next stage of the assessment, the board meeting.

6. Stage 3 - Criteria and Scoring

6.1 This section provides further detail on the criteria and scoring that was used to access the sites. A total of 37 sites were submitted by communities for Local Green Space designation. The sites that were taken through the detailed site assessment process are listed in the table below:

Table 2: Submitted Local Green Space sites

Parish	Site
1) Ampney Crucis	1. Cricket Field
	2. Woodland next to the Cricket Field
2) Bibury	3. Upper Kitchen Garden
	4. Upper Kitchen Garden
3) Bledington	5. Land next to the Village Hall
4) Bourton on the Water	6. Springvale Allotments
	7. Greystones – Fields nearest Moors Lane
	8. Conigers footpath – Ridge and Farrow field
	9. Burghfield House Field
	10. Bourton Chase – Phase 3 – Public Open Space
5) Coates	11. Coates Meadow
6) Didmarton	12. Didmarton Playing Field
7) Donnington	13. Stonehill Quarry
8) Dunfield	14. Green Space
9) Ebrington	15. Saxon Fields
10) Fairford	16. The Park Close/ aka Park Close Pocket Park
	17. Faulkers Close
	18. Honeybone Green Space & Play Area
	19. Keble Fields
	20. Milking Path
11) Kempsford	21. Hazel View Recreation Ground
	22. Wakefield Green
12) Kingscote	23. The Matara
13) Lechlade	24. Butlers Field
14) Leighterton	25. Play Space
15) Little Rissington	26. Sweeting Corner
16) Naunton	27. Naunton Playing Field
17) Lower Oddington	28. Land to the Rear of the Village Hall
18) Poulton East	29. The Butts
19) Poulton	30-33. Ranbury Site A, B & C

20) Tetbury	34. Preston Park
	35. Berkeley Wood
	36. The Knapp
21) Willersey	37. Orchard Ley

6.2 A Critical Friends Panel/Board was formed to review the information and evidence that had been gathered to date including the site assessments, which had been undertaken by the Council Officers. The discussion was held on Friday 1st May 2026 and supported by a Planning Policy Officer from the Planning Policy and Infrastructure Team.

6.3 The Board was made up of the Head of Planning Services, the Head of Natural, Built and Historic Environment, a Community Support Officer, a representative from Gloucestershire Rural Community Council GRCC a Senior Local and Neighbourhood Planning Officer and Planning Policy Technician. Each site was assessed by the Board members to ascertain which ones would be put forward as part of the Local Plan Reg 19 stage. If all members agreed, the site was automatically put forward. However, if any of the sites proposed did not quite meet the criteria, members were invited to vote on the site's inclusion or not.

6.4 Using the evidence from the submitted toolkit for each site and the officer site visits, and the recommendation of the Board, each site was evaluated the criteria and colour coded using the RAG evaluation explained below:

6.5 Each site was scored accordingly:

- Red - does not meet the criteria and scores a 0
- Amber - not sure or does in part meet the criteria and scores 0.5
- Green - meets the criteria and scores 1

6.6 The points in the criteria listed below are factual. Each site, either met or did not meet these elements.

Point. 1 - relevant planning history (the site does not have an extant planning permission within which the Local Green Space could not be accommodated)

Point 2. - not allocated for development (in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development)

Point 3. - and extensive tract of land (based on the ANG Standard (see section 4)

Please note that points 1, 2, and 3 must all be green for a site to be considered.

Table 3: Points 1, 2 and 3 must be a yes (Green) for the site to be considered.

All three must be Green (G) for the site to be considered		
1) Relevant Planning History	Not suitable - Site has extant planning permission within which the Local Green Space could not be accommodated	Suitable - Site does not have an extant planning permission within which the Local Green Space could not be accommodated
2) Not allocated in the Local Plan	Not suitable - Site is allocated for development in the relevant Neighbourhood Plan or the Local Plan	It can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else
3) Extensive tract of land	Not suitable - Site is over 20ha (50 acres) and is considered to be 'an extensive tract of land'	Suitable - Site is under 20ha (50 acres) and is not considered to be 'an extensive tract of land'

6.7 The points in the criteria listed in the two tables below are open to interpretation and are based on opinion as well as evidence. Therefore, an amber rating is added to the scoring where there is ambiguity in the scoring.

Please note points 4. 5 and 6 must all be green for a site to be considered.

Point 4 - the site is local in character (based on opinion of the Critical Friends Panel in consideration of the available evidence)

Point 5 - the site is in proximity to the local community (considered against the Accessible Green Standard (ANG guidance). See section 4, in a reasonable walking distance to a Local Green Space.

Point 6 - the site is demonstrably special to the local community (based on the opinion of the Critical Friends Panel in consideration of the available evidence)

All three must be Green (G) for the site to be considered	**Red (R)**	**Amber (A)**	**Green (G)**
Point 4: Local in Character			
Evidence taken from Community Toolkit Submission	**Not Suitable -** Evidence from Community Toolkit submission is not evident or very weak	Site partially meets the criteria	Meets the Criteria

Officer Site Visit	**Not Suitable** - No evidence from site visit that the space is local in character	Site partially meets the criteria	Meets the Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	**Not Suitable** - No evidence to show that space is local in character from toolkit submission or site visit	Site partially meets the criteria	Meets the Criteria
Point 5: In proximity to the Local Community			
Evidence taken from Community Toolkit Submission	**Not Suitable** - Space is not within reasonable distance to the community it serves	Site partially meets the criteria	Meets the Criteria
Officer Site Visit	**Not Suitable** - Space is not within reasonable distance to the community it serves	Site partially meets the criteria	Meets the Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	**Not Suitable** - No evidence from toolkit submission or site visit that space is within reasonable walking distance from the community it serves	Site partially meets the criteria	Meets the Criteria

Point 6: Demonstrably Special to the Local Community			
All three must be Green (G) for the site to be considered	**Red (R)**	**Amber (A)**	**Green (G)**
Evidence taken from Community Toolkit Submission	Not Suitable - Evidence from Community Toolkit submission	Evidence is not conclusive	Meets the Criteria
Officer Site Visit	Not Suitable - No evidence from site visit that the space is local in character	Evidence is not conclusive	Meets the Criteria
Core Officer Team recommendation in light of toolkit submission and site visit	Not Suitable - No evidence to show that space is local in character from	Evidence is not conclusive	Meets the Criteria

	toolkit submission or site visit		

6.8 Please note that one of the six points below (points 1,2,3,4,5,6) must be green for a site to be considered. These points were all determined by the Board and the available evidence. The Board reviewed all the criteria for each site, which was based on returned Toolkits and the Officer Site visit. Each point was agreed, disagreed, or questioned. The majority score was then used to score a green or a red result. If the result was not conclusive or partially considered to be the case, an amber score was given. For example, if a site was pretty, but not beautiful, it would score an Amber.

- Point 1 - beauty
- Point 2 - historical significance
- Point 3 - recreational value
- Point 4 - tranquility
- Point 5 - wildlife
- Point 6 - any other reason

Sites must meet one of the following six criteria in the toolkit check list	Red (R)	Amber (A)	Green (G)
Point 1 – Beauty			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board Considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Point 2 – Historic Significance			
Evidence taken from Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core officer Team/Board considering the	Does not meet the criteria	Partially meets the criteria	Meets the criteria

toolkit submission and site visit			
Point 3 – Recreational Value			
Evidence taken from Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core officer Team/Board considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria

Sites must meet one of the following six criteria in the toolkit check list	Red (R)	Amber (A)	Green (G)
Point 4 – Tranquility			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board Recommendation considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Point 5 – Wildlife			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board recommendation considering toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria

For any other reason			
Evidence taken from the Community Toolkit Submission	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Officer Site Visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria
Core Officer Team/Board recommendation considering the toolkit submission and site visit	Does not meet the criteria	Partially meets the criteria	Meets the criteria

7. The Nominated Sites

Parish	Site	Site Reference
Ampney Crucis	Cricket Field	001
	Woodland next to the Cricket Field	002
Bibury	Upper Kitchen Garden	003
	Lower Kitchen Garden	004
Bledington	Land next to the Village Hall	005
Bourton on the Water	Springvale Allotments	006
	Greystones – Fields nearest Moors Lane	007
	Conigers footpath – Ridge and Farrow field	008
	Burghfield House Field	009
	Bourton Chase – Phase 3 – Public Open Space	010
Coates	Coates Meadow	011
Didmarton	Didmarton Playing Field	012
Donnington	Stonehill Quarry	013
Dunfield	Green Space	014
Ebrington	Saxon Fields	015
Fairford	Queens Field	016
	Faulkers Close	017
	Honeybone Green Space & Play Area	018
	Keble Fields	019
	Milking Path	020
Kempsford	Hazel View Recreation Ground	021
	Wakefield Green	022
Kingscote	The Matara	023
Lechlade	Butlers Field	024
Leighterton	Play Space	025
Little Rissington	Sweeting Corner	026
Naunton	Naunton Playing Field	027
Lower Oddington	Land to the Rear of the Village Hall	028
Poulton	Ranbury Site A, B & C	029-31
Poulton East	The Butts	032
Tetbury	Berkeley Wood	033
	Preston Park	034
	The Knapp	035

Weston Sub Edge	Land on the Corner of Friday & Church Street	036
	Small Paddock between Parsons Lane and Church Street	037
Willersey	Orchard Ley	038

001: Ampney Crucis – Cricket Field

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive tract of land
NA (G)	NA (G)	No. (G) 1.11 Hectares. Not an extensive plot of land

	4) Local in Character	5) In close proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes – (G) visually
Board Meeting	Yes (G)	Yes (G)	Yes – (G) visually



Local Green Space
AMPNEY CRUCIS
- Cricket Field

COTSWOLD District Council

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Not sure (A) In conservation area	Yes (G) Cricket Club in existence in 1869. Is part of the view from the bridge & opposite war memorial.	Yes (G) Pétanque Cricket Children's Soft Ball Car Boot Major Village Events Walking & Dog walking.	No (R)	No (R)	NA
Officer Site Visit	Not sure (A) In Pretty, bridge over the river next to the site.	Nothing obvious (R)	Yes - (G) Saw dog walking Cricket pavilion, Pétanque	Yes (G) Surprising yes – not much traffic noise.	Yes (G) Birds and value of river	Near to hall, enclosed safe space, community notice board.
Board Meeting	Not sure (A)	Yes (G) in light of information	Yes (G) in light of information	Yes (G)	Yes (G)	Good recreational use

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1) Beauty	0 point (R)
2) Not allocated in the Local Plan	1 point (G)	2) History	1 point (G)
3) Not an extensive tract of Land	1 point (G)	3) Recreational Value	1 point (G)
4) Local in Character	1 point (G)	4) Tranquility	1 point (G)
5) In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6) Demonstrably Special to the Local community	1 point (G)	Any other reason	Near to hall, enclosed safe space, community notice board. Good recreational use
Total	6 out 6 (G)		4 out of 5 (G)

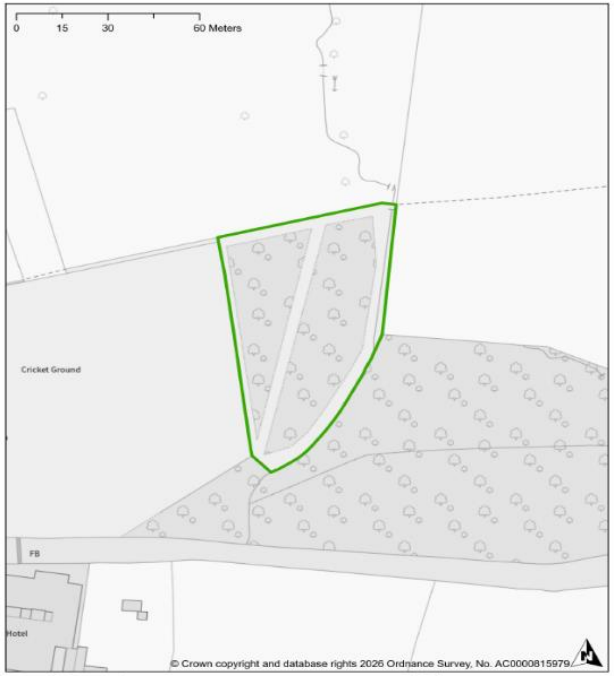
Ampney Crucis Cricket Ground - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Support from Cricket Club
	Letters of support from other organisations	Support from Cllrs – County, Ward & Parish

Ampney Crucis, Cricket Ground - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 10 out of 11	

002: Ampney Crucis - Woodland next to the Cricket Ground



Local Green Space
AMPNEY CRUCIS
- Woodland next to the Cricket Field

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No – (G) Not an extensive plot of land. 0.40 hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	(A)Partly in conservation area	No (R)	Yes. (G) Walking, dog walking, family walking. Recreation and play PROW runs north of the border of the site.	Yes (G) far enough away from A417	Yes. (G) Looked like a good habitat - Yes natural grasses, blue bells dandelions	Sign at site identifying site was planted by the Forestry Commission.
Officer Site Visit	(A)Pretty, not beautiful next to stream	No. Nothing obvious (R)	Yes. (G) Saw dog walkers	Yes (G) peaceful	Yes. (G) Looked like a good habitat – Yes natural	Looks like a good community spot for gatherings
Board Meeting	(A) Not beautiful	Nothing obvious (R)	Yes (G)	Yes (G)	Yes (G)	Recreational and meeting area.

	, but pretty					

Ampney Crucis – Woodland next to Cricket Ground

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1) Beauty	0.5 points Pretty not Beautiful
2. Not allocated in the Local Plan	1 point (G)	2) History	0 points (R)
3) Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 Point (G)
4) Local in Character	1 point (G)	4. Tranquility	1 point (G)
5) In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6 (G)		3.5 out of 5 (G)

Ampney Crucis – Woodland next to Cricket Ground - Additional Evidence:

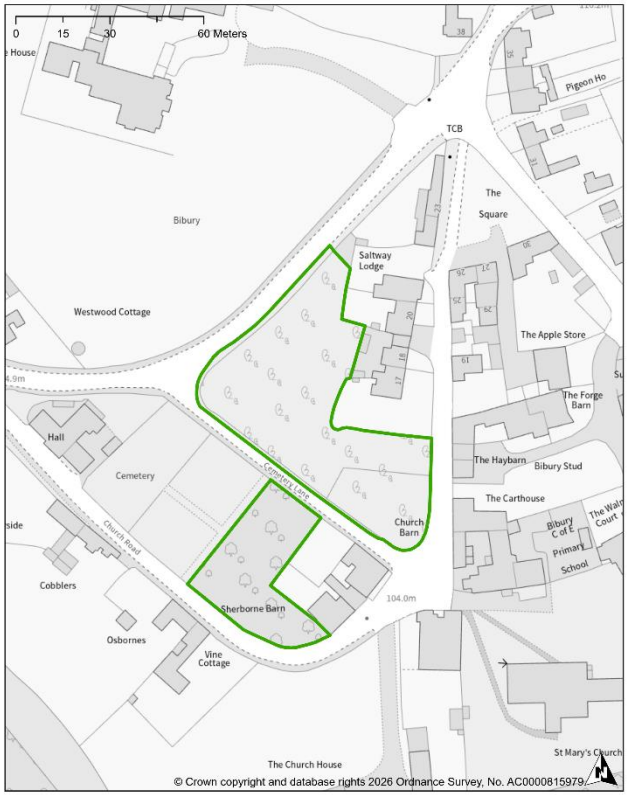
Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Yes. Put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	Yes. Support from Cllrs – County, Ward & Parish

Ampney Crucis – Woodland next to Cricket Ground - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 9.5 out of 11	

003: Bibury - Upper Kitchen Garden

Bibury – Upper Kitchen Garden



Local Green Space
BIBURY
- Upper Kitchen Garden's

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No – 0.40 hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) The site forms a refreshing open space at the centre of the village and provides a green foil to the	Yes (G) Several of the immediate buildings and structures are afforded statutory protection and are included on The	No (R) – No access	Yes (G) Parts of the site are tranquil although Cemetery Lane typically gets busy with visitors and (illegally parked) vehicles at the weekends and during the holiday season.	Yes (G) The low-density planting and management of the site Recorded species included songbirds, wildflowers, mosses and lichens, small mammals such as badgers, hedgehogs and stoats, bats, bees and beetles. Spotted woodpeckers and European	

	surrounding historic cottages and houses; all of which date from the 19th century or earlier and are built of the distinctive local Cotswolds limestone.	National Heritage List for England			green woodpeckers were observed in the Orchard from time to time, as too were bullfinches, greenfinches. Goldfinches, great tits and the nuthatch.	
Officer Site Visit	Yes (G)	Yes (G) Setting	No (R)	Yes (G) although next to road	Nothing of note (A)	
Board Meeting	Yes (G)	Yes (G)	No (R)	Yes (G)	Yes (G) as old site of orchard.	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 4 out of 5	

Bibury Upper Kitchen Garden - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Yes – Bibury Parish Plan. Response to Community door drop flyers to village residents. Support for Local Green Space designation via Reg 18 of the Local Plan 2024.
	Letters of support from other organisations	CPRE – Glos Wildlife Trust, People's Trust for Endangered Species. Bibury Church of England Primary School, Bibury Garden Club, Bibury Village Hall Management Committee. Support from Cllrs – County, Ward & Parish Parochial Church Council of Bibury with Barnsley and Winson

Bibury Upper Kitchen Garden - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 10 out of 11	

004: Bibury - Lower Kitchen Garden

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No (G) Not an extensive plot of land – 0.12 Hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Insert Map

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Site forms a refreshing open space at the centre of the village & provides a green foil to the surrounding historic cottages & houses; all of which date from the 19th century or earlier and are built of the distinctive local Cotswolds limestone.	Yes (G) Several of the immediate buildings and structures are afforded statutory protection and are included on The National Heritage List for England	No (R)	Yes (G) Parts of the site are tranquil although Cemetery Lane typically gets busy with visitors and (illegally parked) vehicles at the weekends and during the holiday season.	Yes (G) In the past, the low-density planting and rather 'random' management of the site over the preceding years had created a haven for wildlife. Recorded species included songbirds, wildflowers, mosses and lichens, small mammals such as badgers, hedgehogs and stoats, bats, bees, and beetles.	aesthetic beauty derives from the spatial interrelationship with the built environment and the punctuation of the various tree groupings, the latter varying in colour and backdrop through the seasons.

					Spotted woodpeckers and European green woodpeckers were observed in the Orchard from time to time, as too were bullfinches, greenfinches. Goldfinches, great tits, and the nuthatch.	
Officer Site Visit	Yes (G)	Setting	No (R)	Yes (G)	Yes (G)	
Board Meeting	Yes (G) Agree with Officer visit	Agree with Officer visit	Agree with Officer visit (R)	Yes (G) Agree with Officer visit	(G) Yes. Agree with Officer visit	

Bibury – Lower Kitchen Garden

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1) Beauty	1 point (G)
2) Not allocated in the Local Plan	1 point (G)	2) History	1 point (G)
3) Not an extensive tract of Land	1 point (G)	3) Recreational Value	0 point (R)
4) Local in Character	1 point (G)	4) Tranquility	1 point (G)
5) In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6) Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 4 out of 5		

Lower Kitchen Garden - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council

	Community Support – petitions	Yes – Bibury Parish Plan. Response to Community door drop flyers to village residents. Support for Local Green Space designation via Reg 18 of the Local Plan 2024.
	Letters of support from other organisations	CPRE – Glos Wildlife Trust, People's Trust for Endangered Species. Bibury Church of England Primary School, Bibury Garden Club, Bibury Village Hall Management Committee. Support from Cllrs – County, Ward & Parish. Parochial Church Council of Bibury with Barnsley and Winson

Lower Kitchen Garden- Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with Local Plan – Meets the Toolkit test. Total 10 out of 11	

005: Bledington – Land next to the Village Hall – site of old Orchard - Middle Orchard



Local Green Space
BLEDINGTON
- Land next to the Village Hall

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No. (G) not an extensive plot of land. 0.15 Hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Once was site of an orchard. The site is remanent of one of the many old orchards of Bledington. last remaining apple tree on site was felled a few years ago, it remains an important part of Bledingtons heritage	No (R) No access. But over the past few years the village has lost a number of open spaces that have contributed to the openness of the village.	No, but the site is peaceful. (A) A green space in a built environment helps to calm the mind. It is highly visible from the outside seating area of the shop and café	Yes (G) Bats are frequently seen foraging in the area with known bat roosts in adjacent residential roof voids.	Protection of existing green spaces, such as Middle Orchard, Additional public green space would enhance the village. to acknowledge the historical place of orchards in the village. From Parish Plan

Officer Site Visit	No but pretty (A)	(R) Nothing obvious from visit	No (R) No Potential, but nothing at the moment	Peaceful, but not tranquil (A)	Grass, bluebells, dandelions (A)	
Board Meeting	No but pretty (A)	Yes (G)	No (R)	No – but peaceful (A)	Yes. (G) Value, as site of old Orchard	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1) Beauty	0.5 Point (A)
2) Not allocated in the Local Plan	1 point (G)	2) History	1 Point (G)
3) Not an extensive tract of Land	1 point (G)	3) Recreational Value	0 point (R)
4) Local in Character	1 point (G)	4) Tranquility	0.5 point (A)
5) In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6) Demonstrably Special to the Local community	1 Point (G)	Any other reason	
Total 6 out of 6	Total 3 out of 5		

Bledington – Land next to the Village Hall (Middle Orchard) - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council and in Parish Plan.
	Community Support – petitions	Four letters of support. Letter of support from District Cllr
	Letters of support from other organisations	1 from the village shop

Bledington – Land next to the Village Hall – Site of Old Orchard - Decision:

Toolkit Evidence	Yes (G)

Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 9 out of 11	

006: Bourton on the Water – Springvale Allotments

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	(G) No, not an extensive plot of land 1(left) Site = 0.64Ha (G) No, not an extensive plot of land 1(right) Site = 0.28Ha

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes. (G) Informally for sports and leisure and the allotments have their own designated use.	Yes. (G) Area can be tranquil despite the background drone of the Fosse Way. The area near Dudley Johnson Close is less quiet but important visually.	(A) Not known but the areas support a wide range of natural habitats for wildlife.	Important to locals and visitors to retain green spaces and communal facilities such as allotments, especially with increasing pressure to build new housing.
Officer Site Visit	Pretty, but not beautiful (A)	No (R) Nothing obvious	Yes. (G) for allotment holders, Place for people to socialising	No, (R) next to the main road (The A429)	Yes, (G) hedgerow, variety of plants.	

Board Meeting	Pretty, not beautiful (A)	Agree (R) nothing obvious. No	Agree – yes (G) for allotment holders	No (R) Agree with Officer visit	(G) Agree with Officer visit	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1) Relevant Planning History	1 point (G)	1. Beauty	0.5 points (A)
2. Not allocated in the Local Plan	1 point (G)	2) History	0 points (R)
3) Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4) Tranquility	0 point (R)
5) In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 2.5 out of 5	

Bourton on the Water Springvale Allotments - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council.
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	NA

Bourton on the Water Springvale Allotments - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 8.5 out of 11	

007: Bourton on the Water – Greystones nearest Moores Lane

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No (R) Over recommended size 20 Hectares. Site = 25.53 Ha

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes - Signature of 268 residents
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G) Clear support

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Ancient farmland, historic value, and natural beauty, also houses a working farm and is an educational centre.	Yes (G) Working farm, ancient farmland, Iron Age ramparts, mock Iron Age dwelling.	(G) Not formal games. Dog walking, walking groups, picnics, wading in the river, wildlife observation.	Yes. (G) CPRE Tranquility Map.	Yes. (G) Run by Gloucestershire Wildlife Trust. Water voles, migratory birds.	It is an important feature of the village's identity and encompasses the local history, culture, flora and fauna in one place.
Officer Site Visit	Yes, (G) wildflowers, trees and hedgerows and view across the countryside	(A)Nothing obvious	Yes (G) Walking	Yes (G) Very tranquil	Yes (G) Full of wildflowers and bird song	peaceful area away from the busy village centre.
Board Meeting	Agree with officer visit	Yes (G) Historic site	Yes (G) Agree with the officer visit	Yes (G) Agree with officer visit	Yes (G) Agree with officer visit	

Bourton on the Water – Greystones nearest Moores Lane

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	0 point (R)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 5 out of 6	Total 5 out of 5		

Bourton on the Water – Greystones nearest Moores Lane - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	Na

Bourton on the Water – Greystones nearest Moores Lane - Decision:

Toolkit Evidence	Yes
Officer Site Visit	Not sure
Local Green Space Decision Board	No
No (R) Site will not go forward with the Local Plan – Does not meet the Toolkit test. Total 10 out of 11	

Additional comments: The site was discounted as it does not meet the size limit of 20 Hectares. However, the panel was mindful that although the site would not be going forward as a nominated Local Green Space in the Local Plan Reg 19, it does benefit from other planning restrictions. The site is as a Scheduled Ancient Monument and is in the ownership of Gloucestershire Wildlife Trust.

008: Bourton on the Water – Conigers footpath – Ridge and Farrow Field

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. Yes (G)	NA. Yes (G)	No. (G) Not an extensive plot of land – 4.49 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)



Local Green Space
BOURTON-ON-THE-WATER - Site 3

COTSWOLD District Council

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) Beautiful river walk overlooking the adjacent fields leading from local landmark, Mill House.	Yes. (G) River Windrush and Mill race	Yes. (G) dog walking, walking groups, picnics, photography.	Yes. (G) although near to the town centre, this area provides an area of quietness and calm.	Yes. (G) Ducks, herons and other riverbank wildlife and flora.	The River Windrush further down in the village centre is one of the most iconic sites in The Cotswolds & preserving the whole river course & surrounding area is of paramount
Officer Site Visit	Yes. (G) views out to the countryside – can see the ridge and farrow and backs of traditional houses and gardens.	Yes (G) Ridge and farrow.	Yes. (G) For walking	Yes. (G) very tranquil away from the crowds.	Yes. (G) Nothing visible but hear bird song and insects.	A peaceful place next to the busy village pretty walk.
Board Meeting	Agree with Officer visit (G)	Agree with Officer visit (G)	Agree with Officer visit (G)	Agree with Officer visit (G)	Agree with Officer visit (G)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 points out of 6		Total 5 points out of 5	

Bourton on the Water – Conigers footpath – Ridge and Farrow Field – Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	NA

Bourton on the Water – Conigers footpath – Ridge and Farrow Field: Decision

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 11 out of 11	

009: Bourton on Water – Burghfield House Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No, (G) not an extensive plot of land.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Typical example of the undulating local landscape, bordered with trees & teaming with wildlife.	In the setting of Burghfield House, grade II listed.	Striking garden landscaping including unusual (to the area) trees that signify the importance of the then homeowner, as distinct to local trees, such as a California Redwood	Yes	Yes	
Officer Site Visit	Yes – trees, hedgerow – on the site and next to it.	Nothing obvious	Field used for grazing, but no access, but can view from path adjacent to site	Yes, very calm despite being adjacent to	Good green spot with	A green area close to the busy village, but very peaceful.
Board Meeting	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
7. Relevant Planning History	1 point (G)	6. Beauty	1 point (G)
8. Not allocated in the Local Plan	1 point (G)	7. History	1 point (G)
9. Not an extensive tract of Land	1 point (G)	8. Recreational Value	1 point (G)
10. Local in Character	1 point (G)	9. Tranquility	1 point (G)
11. In proximity to the local community	1 point (G)	10. Wildlife	1 point (G)
12. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 points out of 6		Total 5 points out of 5	

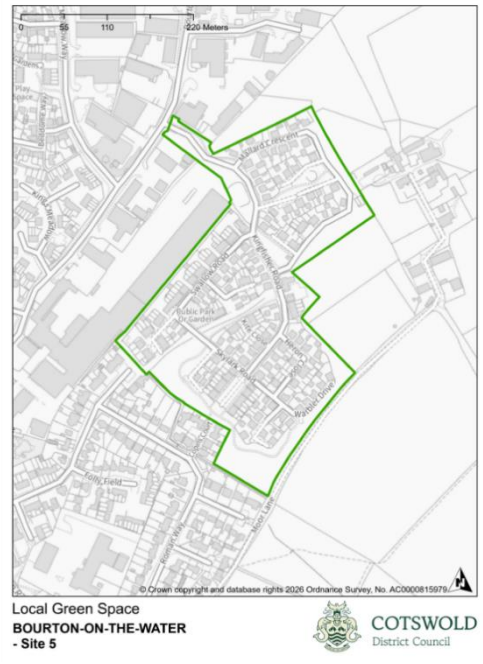
Bourton on the Water – Conigers footpath – Ridge and Farrow Field – Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	NA

Bourton on the Water – Conigers footpath – Ridge and Farrow Field: Decision

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Yes (G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 11 out of 11	

010: Bourton on the Water – Bourton Chase – Phase 3 – Public Open Space



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA Yes (G)	NA Yes (G)	No, (G) Not an extensive plot of land.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Typical example of the undulating local landscape, bordered with trees & teaming with wildlife.	Yes (G) In the setting of Burghfield House, grade II listed.	Yes (G) Striking garden landscaping including unusual (to the area) trees that signify the importance of the then homeowner, as distinct to local trees, such as a California Redwood.	Yes (G) The green spaces create a quiet atmosphere throughout the estate.	Yes (G) The green spaces support local biodiversity.	Adjacent to the grand Grade II listed Burghfield House, preservation of the field would ensure the historic setting of the house and landscaped gardens are maintained.
Officer Site Visit	(A) Very pretty housing development with lots of greenery.	No (R) Not obvious	Yes (G) Walking, dog walking, informal games, and running.	Yes (G) tranquil	(A) Lots of connecting green spaces – good GI.	
Board Meeting	(A)Very pretty	No	Yes (G)	Yes (G)	(A) some value	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 Point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 Point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	0.5 Point (A)
6. Demonstrably Special to the Local community	1 Point (G)	Any other reason	
Total 6 out of 6		Total 3 out of 5	

Bourton on the Water – Bourton Chase – Phase 3 – Public Open Space: Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	
	Community Support – petitions	Signature of 268 residents
	Letters of support from other organisations	support from county councilors & Bourton Chase Residents association Support from management company Meadsleet Ltd. Regional Manager

Bourton on the Water – Bourton Chase – Phase 3 – Public Open Space - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 9 out of 11	

011: Coates - Coates Meadow



Sites must meet all the following six criteria in the toolkit checklist:

1) Relevant Planning History	2) Not allocated in the Local Plan	3) Not an extensive plot of land
NA (G)	NA (G)	No. (G) Not an extensive plot of land. 2.47 Hectares

	4) Local in Character	5) In proximity to the Local Community	6) Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Within CNL. Residents see beauty throughout the seasons.	Yes (G) Historically known as The Alley Field. The public can physically access all of the site, and there are PROWs across it. Access has always been allowed	Yes (G) Marked onsite & mentioned as part of the Palladian Way, Architectural Trail on p82 of Guy Vowle's book. Also, part of Monarch's way. Welly wanging Tug of war, Historic events, Gymkhana, Bonfire Night, Cricket Matches & Youth. Safe for children to play, climb trees & make dens	Yes (Y). Recognised as a tranquil area by villagers. In CNL part of tranquility mapped area.	Yes (G) In wet weather site is subject to flooding – understand eastern section designated site for Great Crested Newt.	
Officer Site Visit	Not (A) obvious, but a dull day in March.	Nothing obvious (A)	Yes (G) – good open site next to the village hall.	Yes, (G) very tranquil - Very local would expect	Yes (G) Site being grazed by horses.	

				the site to have good dark skies.		
Board Meeting	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1) Beauty	1 Point (G)
2. Not allocated in the Local Plan	1 point (G)	2) History	1 Point (G)
3. Not an extensive tract of Land	1 Point (G)	3) Recreational Value	1 Point (G)
4. Local in Character	1 Point (G)	4) Tranquility	1 Point (G)
5. In proximity to the local community	1 Point (G)	5) Wildlife	1 Point (G)
6. Demonstrably Special to the Local community	1 Point (G)	Any other reason	
Total 6 out of 6		Total 5 out of 5	

Coates Meadow - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	18 letters of Support
	Letters of support from other organisations	Glos Wildlife Trust, CPRE, GRCC.

Coates Meadow - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 11 out of 11	

012: Didmarton - Playing Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA (G)	NA (G)	No (G) Not an extensive plot of land. 2.06 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No – but within the CNL (A)	Yes (G) Histiory of the Playing field over 50yrs Chairman of the Didmarton Village Hall Committee. History Document Parish Cllr.	Yes (G) Cricket, football, cycling dog training, Pilates, circuit training, play area. Play area with swings, see-saw, zip wire, play fort, climbing balance frames. Annual BBQ, Boules competition.	Yes, (G) there are no busy roads adjoining the site. There are benches and time can be spent listening to birds and enjoying nature's peace and quiet.	Yes, (G) Mature hedges, trees, deer, foxes, and other assorted wildlife.	
Officer Site Visit	Pretty – open views of countryside (A)	NO Nothing obvious (R)	Yes, (G) football, cricket, play facilities Community hall next to site with seating and benches	Away from the road yes (G)	Yes, some (A) Hedgerows- bird song and insects.	

Board Meeting	Pretty (A)	Yes (G)	Yes (G)	Yes (G)	Some value (A)	

Didmarton Playing Field

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	0.5 point (A)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 3.5 out of 5	

Didmarton Playing Field - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	District Cllr
	Letters of support from other organisations	Didmarton Babies & Toddlers Group. The Cricket Club Postively Dogs – field used for training for 7-8 years. Use outdoor exercise and fitness classes for 32 years.

Didmarton Playing Field - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site to go forward with the Local Plan – Meets the Toolkit test. Total 9.5 out of 11	

013: Donnington - Stonehill Quarry

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA – (G)	NA – (G)	Not an extensive plot of land. (G) Quarry – small 0.50 Hectares Quarry – wooded area 0.57

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Donnington Quarry Distance from village 710 metres / 0.44 miles	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Glorious Cotswold Grassland	Yes (G) Within Stow Battlefield site. Many of the village houses have been built with stone from the quarry in the 1880's	Yes (G) Since 1990 the community has endeavored to enhance it. Dog walking, photography, bird watching and botany.	Yes (G) Although by the road, there are places to sit quietly.	Yes (G) CCB analysis of grasses and wildflowers as part of Botanical survey. Badgers, barn owls, buzzard, grass snakes, field mice, butterflies.	Common land

Officer Site Visit	Yes (G) a bit like a fairytale grotto	Yes (G) Sign of old earth works.	Yes (G) Peaceful, mindful, but not physical activity – but room for yoga. Two benches.	Yes (G) – very peaceful	Yes (G) Very natural area. Insects, bird song including skylarks.	Feels like a special area.
Board Meeting	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Yes (G)	Good community resource.

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1) Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2) History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3) Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4) Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5) Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6		5 out of 5

Donnington Stonehill Quarry - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Parish Council, Cllrs & District Cllr.
	Community Support – petitions	2 emails of support, photos of use.
	Letters of support from other organisations	NA

Donnington Stonehill Quarry – Decision:

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Site to go forward with Local Plan – Meets the Toolkit test. Total 11 out of 11	

014: Dunfield – Green Space

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA – Yes (G)	NA – Yes (G)	Yes – (G) Not an extensive plot of land 0.03 Hectares.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes, (G) the area forms a centre to the hamlet with noticeboards, defibrillator and waste bin etc.	Yes. (G) Within Hamlet of Dunfield	Yes. (G) Planted with trees to screen electric substation. Village Beehives, defibrillator in old phone box, notice board and POW across site. Villagers cut grass.
Officer Site Visit	Not sure (A)	Yes (G)	Yes. (G) because of facilities.
Board Meeting	Not sure (A)	Yes (G)	Yes. (G) because of facilities.

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	No (R)	No (R)	No (R)	Lots of facilities in a small place.
Officer Site Visit	No (R)	No (R)	No (R)	No (R)	No (R)	As above
Board Meeting	No (R)	No (R)	No (R)	No (R)	No (R)	As above

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point	1. Beauty	0 points (R)
2. Not allocated in the Local Plan	1 point	2. History	0 points (R)

3. Not an extensive tract of Land	1 point	3. Recreational Value	0 points (R)
4. Local in Character	0.5 point	4. Tranquility	0 points (R)
5. In proximity to the local community	1 point	5. Wildlife	0 points (R)
6. Demonstrably Special to the Local community	1 point	Any other reason	
Total	5.5 out of 6		0 out of 5

Dunfield Green Space - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Kempsford PC
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Dunfield - Green Space - Decision:

Toolkit Evidence	No (R)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
(R) Site not to go forward with Local Plan – Does not meet the Toolkit test. Total 5.5 out of 11	

Additional comments: The site was discounted as the Board was not sure why the space was nominated. The Board was mindful that the space had lots of facilities in a small place, but it didn't consider this was enough to merit a Local Green Space designation.

015: Ebrington – Saxon Fields



Local Green Space
EBRINGTON
- Saxon Fields

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. Yes (G) meets criteria	NA. (G) Yes meets criteria	No (G) an extensive plot of land. 0.31 ectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes –(G) forms entrance for parts of the village into a well known circular walk around Foxcote House.	Yes – (G) on edge of village.	Yes – (G) Parish Council put site forward.
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes – (G) it is bordered by a private wood and stream	Yes – (G) It is an ancient Roman / Saxon burial ground. When Saxon Fields was excavated, a number of Skeletons were discovered.	Yes –(G) Used by dog walkers and for a children's recreational site since 2021.	Yes – (G) is in a recognised tranquil area.	No (R)- Stream at the bottom of the site forms part of the natural spring running through Ebrington. Nothing in particular apart from the usual song birds and bats roosting nearby.	Is bordered on one side by a private wood with a stream. It is within an area where most new builds have occurred in the last 20 years, the village is keen to keep it green.
Officer Site Visit	Not sure – (A) pretty	Not sure – (A) nothing visible.	Yes – (G) walking & informal games.	Yes – (G) site was peaceful	Yes (G) – informal grass – next to woodland.	
Board Meeting	Not sure – (A) Pretty	Yes (G) – in light of information from toolkit	Yes – (G) as above	Yes – (G) as above	Yes (G) Next to woodland – within in area of potential – GLNRS mapping.	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6	Total	4.5 out of 5

Ebrington Saxon Fields - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Site put forward by Ebrington PC.
	Community Support – petitions	Letter of support from Ebrington Residents Association.
	Letters of support from other organisations	NA

Ebrington Saxon Fields - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 10.5 out of 11	

016: Fairford – Queens Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (R) Yes site meets criteria CDC Review Panel has agreed to refuse the application for three market homes to be built on the site. May 2026	NA. (G) Yes site meets criteria	Site is not an extensive plot of land. Yes, (G) site meets criteria. 0.16 Hectares.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	(A)It is a pleasant green space by a path linking 2 cul-de-sacs	No (R)	Yes (G) Informal games. Dog walking	(A)Relative tranquil as it is at the end of a cul-de-sac away from main roads	No (R)	Local community socialising (inc 'street parties'), well-being

Officer Site Visit	Not obvious (N)	No (R)	Yes, (G) football, dog walking.	No (G) Quiet though	No although grass, trees, hedgerows.	In the middle of a housing estate.
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R)	Good open space in-between built form.

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	Need confirmation of app has been refused.	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	5/6 out of 6	Total	1 out of 5

Fairford – Park Close - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Site put forward by Town Council. Cllr support.
	Community Support – petitions	Six letters of support
	Letters of support from other organisations	NA

Fairford – Park Close - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes.(G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

017: Fairford – Faulkners Close



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G) Yes site meets criteria.	Not an extensive plot of land. Yes, (Y) site meets criteria. 0.38 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes (G) Informal games only (ball games previously not permitted) Mainly dog exercising and informal socialising.	No (R)	No (R)	As a buffer between the bungalows and the estate road.
Officer Site Visit	Pretty - Blossom Trees (A)	No (R) - Not obvious	Yes (G) Picnics Social area Games	Yes (A) Peaceful can hear the wind in the trees	Yes – (A) Insects Birds	Social space that breaks up the grey infrastructure.
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No – (R) nothing significant	Good green space breaking up the grey.

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6	Total	1 out of 5

Fairford – Faulkners Close - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Parish Council Cllr support
	Community Support – petitions	Four letters of support
	Letters of support from other organisations	NA

Fairford – Faulkners Close - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

018: Fairford - Honeybone Green Space and Play area



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No. (G) Not an extensive plot of land. 0.36 Hectares.

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes –(G) informal games – regularly used	No (R)	No – (R) Not specifically identified, but the surrounding hedges and trees provide habitat for birds, insects etc.	
Officer Site Visit	No - (R) Pretty not Beautiful	No, (R) not obvious	Yes – (G) walking – dog walking	No. (R) peaceful	No (R) – not specifically	
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R) not specifically	

Fairford – Honeybone Green Space

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point	2. History	0 point (R)
3. Not an extensive tract of Land	1 point	3. Recreational Value	1 point
4. Local in Character	1 point	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point	Any other reason	
Total	6 out of 6		1 out of 5

Fairford – Honeybone Green Space - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Submitted by Town Council Cllr Support
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Fairford – Honeybone Green Space - Decision

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

019: Fairford – Keble Fields



Local Green Space
FAIRFORD
- Keble Fields

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.36 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes (G) Informal games	No (R)	No (R)	
Officer Site Visit	No. (R) Pretty	No (R) - Nothing obvious	Yes (G)	No (R) but quiet	No (R) observed birds and insects, but nothing significant.	Local, central area with benches dog bins and natural play.
Board Meeting	No. (R) but pretty	No. (R) Nothing obvious	Yes (G)	No (R)	(R) Nothing significant.	Good green space breaking up the urban environment.

Fairford – Keble Fields

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total	6 out of 6		1 out of 5

Fairford – Keble Fields - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Submitted by Town Council Cllr Support
	Community Support – petitions	13 letters of support
	Letters of support from other organisations	NA

Fairford – Keble Fields - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

020: Fairford – The Milking Path



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.10 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Trees, flowers, views towards Waiten Hill.	Yes (G) The milking path that goes the length of the site is an ancient right of way.	Yes (G) Informal games, dog walking, ball games, cycling.	(A) Relatively tranquil since it is away from main roads.	(R) Grass, trees, and flower/shrub, planted areas, but not formally recognised as important.	The only other significant areas of green space in the town are a considerable distance away or on the other side of the often busy A417.
Officer Site Visit	No. (R) but pretty	No. (R) nothing obvious visually	Yes (G)	No. (R) but quiet	No. (R) but as above	Good green space breaking up the urban environment
Board Meeting	No, (R) but pretty	Yes (G) The old right of way.	Yes (G)	No (R) but quiet	No (R) but as above	As above

Fairford – The Milking Path

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 1 out of 5	

Fairford – The Milking Path - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Fairford – The Milking Path - Decision

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

021: Kempsford – Hazel View Community Facilities and Sports Pitches

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.67 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes – (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes (G)	No (R)	No (R)	Used by the school which is opposite and free to use outside school times
Officer Site Visit	No (R)	No (R)	Yes (G)	No (R)	No (R)	Good facility
Board Meeting	No (R)	No (R)	Yes – (G) play park, MUGA & field	No (R)	No (R)	Central to the village

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 1 out of 5	

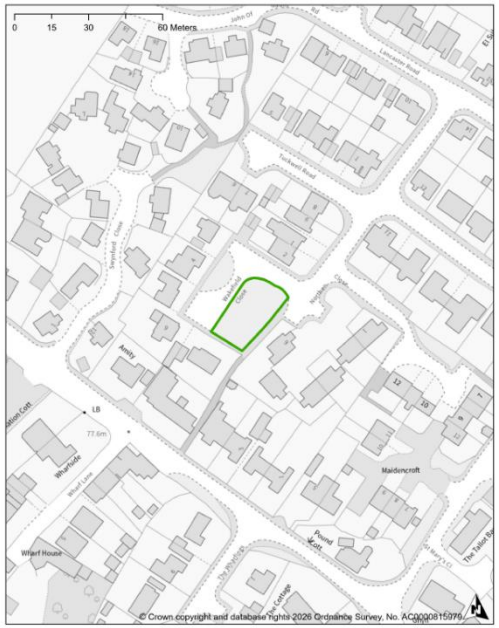
Kempsford – Hazel View Community Facilities and Sports Pitches - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Kempsford – Hazel View Community Facilities and Sports Pitches – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes(G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

022: Kempsford – Wakefield Close Green



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.5 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes. (G) Serves the surrounding community, but children from the whole village regularly play on the green. Ball games and informal street gatherings	No (R)	No (R)	The Green is important in supporting the rural character of the village and non-urbanising the surrounding development.
Officer Site Visit	No. (R) but Pretty – good central Green Space	No, (R) nothing obvious	Yes – (G) enough room to play	No. (R) but peaceful	No, (R) but Fruit trees natural grass and some wildflowers	Wellbeing – central green space in a modern cul-de-sac.
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R)	

Kempsford – Wakefield Close Green

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 points (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 points (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 points (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 points (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 1 out of 5	

Kempsford – Wakefield Close Green - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Kempsford – Wakefield Close Green – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

023: Kingscote – The Matara



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 8.45 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)The site has been developed over 30 years as a 'strolling garden.	Yes –(G) See toolkit	Yes - (G) Site accessible. Walking and dog walking	Yes. (G) Although the A4135 runs along one side of the site, there is a continuous copse of mature trees which provides good screening from audible and visual disturbance.	Yes (G) Been developed as a wildflower meadow over the past 30 yrs.	The site has been developed over 30 years as a 'strolling garden.
Officer Site Visit	Yes, (G) lovely, landscaped features & well maintained.	No (R) Nothing obvious on site, but by Georgian house.	Yes, (G) but it is not clear what it is.	No – (R) next to a very busy road. But perhaps more so on the other side of the site?	Yes (G) Wildlife features,ponds, trees, hedgerows Maintained grass areas.	
Board Meeting	Yes (G)	Yes – (G) history of house and garden	Yes (G)	Yes (G)	Yes (G)	

Kingscote – The Matara

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 5 out of 5		

Kingscote – The Matara - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Nominated by Parish Council Support from County, District Cllr's and MP.
	Community Support – petitions	The Friends of the Matara group overwhelmingly support this.
	Letters of support from other organisations	

Kingscote – The Matara – Decision:

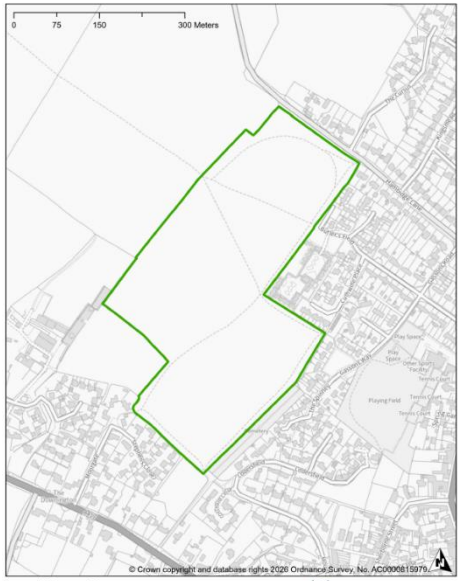
Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 11 out of 11	

024: Butlers Field – Lechlade

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 14.12 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	No (R)	Yes (G)	Yes – (G) as a walking area
Board Meeting	No (R)	Yes (G)	Not sure (A)



Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Views from the field back to the town and church spire and westwards across fields. Sunsets are particularly impressive	Yes. (G) Designated as a SAM adjoining St Birinius Court housing where extensive and archaeological finds were made the 1990's, now in the Cirencester	Yes. (G) free recreational value. The area is well used for walking, children in prams, running and dog walking	Yes. (G) access from the south through footpaths of local housing. Minor road (Hambidge Lane) to the north where cars park to use the field	Yes. (G) owls nesting in the perimeter trees	dog walking for at least 50 years
Officer Site Visit	No -(R) open site, large rectangle site.	No - (R) Nothing obvious from site visit	Yes (G) - Saw four dog walkers – well worn paths crossing the sites.	No, (R) but peaceful	Yes – (G) hedges – long grass. Bird song.	Good walking dog route.
Board Meeting	No (R)	Yes –(G) hidden history	Yes (G)	No (R)	No (R) not wildlife rich	

Lechlade – Butlers Field

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	0 point (R)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 5 out of 6	Total 2 out of 5		

Lechlade – Butlers Field - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Lechlade – Butlers Field – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No. (R) The site will not go forward with Local Plan – Does not meet the Toolkit test. Total 7 out of 11	

Additional information: The Board did not consider this site to be any more special than the fields surrounding it. It was acknowledged that it is used for walking and dog walking, but it was noted that there are lots of areas to walk in and around Lechlade. However, the Board was satisfied that as the site is located on a Scheduled Ancient Monument this provides a level of protection.

025: Leighterton – Village Play Area

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land 0.21 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes. (G) Provides essential play and activity	No (R)	No (R)	
Officer Site Visit	No (R) Setting could be described as pretty	No - (R) Nothing visible	Yes, (G) play equipment, a couple of benches and tables	No, (R) but very quiet	No, (R) but Birds can be heard. rural setting - hedgerows	Community Notice Board. Handy as next to the Primary School.

Board Meeting	No (R)		No (R)	Yes	No (R)	No (R)

Leighterton – Village Play Area

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
7. Relevant Planning History	1 point (G)	6. Beauty	0 point (R)
8. Not allocated in the Local Plan	1 point (G)	7. History	0 point (R)
9. Not an extensive tract of Land	1 point (G)	8. Recreational Value	1 point (G)
10. Local in Character	1 point (G)	9. Tranquility	0 point (R)
11. In proximity to the local community	1 point (G)	10. Wildlife	0 point (R)
12. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 1 out of 5		

Leighterton - Village Play Area - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	Photos of celebrations held on the site.
	Letters of support from other organisations	

Leighterton – Village Play Area – Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

026: Little Rissington – Sweeting Corner

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.03 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No. (R) The plantings and restful space are important to the village. (R)	No (R)	Yes (G) For walking dogs and on longer routes. It allows people to rest on their way along the steep paths which cross the village.	No , (R) but a restful space (R)	No (R)	
Officer Site Visit	No, (R) but Sweet spot Halfway up the hill (R)	No. (R) Nothing obvious (R)	Yes (G) Grassed area bench Nice central spot for socialising – taking a break when walking up the hill.	In general no. (R)	Yes – (G) grassed area, trees, shrubs, cotswold stone wall.	
Board Meeting	No (R)	No (R)	Yes (G)	No (R)	No (R)	

Little Rissington – Sweeting Corner

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 1 out of 5		

Little Rissington – Sweeting Corner - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council. Support from District Cllr.
	Community Support – petitions	Pictures of community planting trees and bulbs.
	Letters of support from other organisations	NA

Little Rissington – Sweeing Corner - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 7 out of 11	

027: Naunton – Naughton Playing Field



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land.1.84 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	No (R)	Yes – (G) cricket, walkers and dog walkers	Yes. (G) Is in the Cotswold National Landscape which states that tranquillity is a characteristic of the area.	No (R)	
Officer Site Visit	No, but Lovely views (R)	No, Nothing obvious (R)	Yes, (G) grassed play area with equipment, cricket & pavilion and football.	Yes (G)	Yes – (G) grassed area, hedgerows.	
Board Meeting	No (R)	No (R)	Yes (G)	Yes (G)	Yes (G) but limited	

Naunton – Playing Field

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6		Total 3 out of 5	

Naunton – Playing Field - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Lower Naunton Parish Council Support from District and County Councillor.
	Community Support – petitions	NA
	Letters of support from other organisations	photos

Naunton – Playing - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 9 out of 11	

028: Lower Oddington – Land to rear of the Village Hall



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G)not an extensive plot of land. 0.29 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	No (R)
Board Meeting	Yes (G)	Yes (G)	No (R)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) Within the Cotswold National Landscape. In the Oddington Conservation document.	NA – No (R)	Yes -(G) Village Fete/festival once a year.	No - NA (R)	No - NA (R)	
Officer Site Visit	No, but pretty (A)	No - (R) (R)Nothing obvious	No visual evidence Potential – horses grazing (R)	No, (R) peaceful but not tranquil.	Some (A) , birds, insects, wildlife	
Board Meeting	No (R)	No (R)	No (R)	No (R)	No (R) Nothing exceptional	

Lower Oddington – Land to rear of the Village Hall

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	0 point (R)	Any other reason	
Total 5 out of 6	0 out of 5		

Lower Oddington – Land to rear of Village Hall - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Site put forward by Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Lower Oddington – Land to rear of the Village Hall - Decision:

Toolkit Evidence	Yes
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No.(R) Site will not go forward with Local Plan – The site does not meet the Toolkit test. Total 5 out of 11	

029: Poulton – Site A Poulton – Site A

Insert Map

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G) Areas A, B and C have been previously designated for non-development in the District Plan of 1993 which stated that it was important that these open spaces were protected. We presume that the landowners would be aware of this. Sites B and C are in the flood plain.	NA. (G)	No, (G) not an extensive plot of land. 0.18 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G) Need to be considered as a whole as they form an integral part of the approach to in the village to the west. Site A, B & C Land between the Malt House and Ranbury Cottage	Yes (G)	Yes (G) The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
Officer Site Visit	Yes (G)	Yes (G)	Not sure (A)
Board Meeting	Yes (G)	Yes (G)	Not sure (A)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason

Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Site back drop of listed buildings. Sites A, B, C significant as they enhance the rural approach to village ensuring an attractive transition from the open countryside into the village.	No (R) public access	Yes (G) – open aspect creates tranquil feel.	No – (R) except for normally found or seen in rural areas.	
Officer Site Visit	Pretty not beautiful (A)	Yes – (G) Historic setting	No (R)	No (R) busy road	No (R) Nothing unusual	
Board Meeting	Agree. Pretty not beautiful (A)	Yes – (G) Historic setting	No (R)	Agree No (R) busy road	No (R) Nothing unusual	

Poulton – Site A

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	0 point (R)	Any other reason	
Total 5 out of 6		Total 1.5 out of 5	

Poulton – Site A - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
	Letters of support from other organisations	NA

Poulton – Site A - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No.(R) Site will not go forward with Local Plan – The site does not meet the Toolkit test. Total 6.5 out of 11	

030: Poulton - Site B



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G) Areas A, B and C have been previously designated for non-development in the District Plan of 1993 which stated that it was important that these open spaces were protected. We presume that the landowners would be aware of this. Sites B and C are in the flood plain.	NA. (G)	No, (G) not an extensive plot of land. 0.79 Ha Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G) Need to be considered as a whole as they form an integral part of the approach to in the village to the west. Site A, B & C. B – land east of Packhorse House	Yes (G)	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Setting of the village and listed buildings	Yes (G) Used for walking - There is a footpath, which is regularly used, by walkers	Yes (G) Footpath leads to open countryside, it retains access to quieter area	No – (R) except for normally found or seen in rural areas.	

Officer Site Visit	Pretty (A) not beautiful	Yes (G) The Setting	Yes (G) Use for walking	No – (R) but leads to area that is	No – (R) Nothing exceptional	
Board Meeting	(A) Pretty not Beautiful	Yes (G) The Setting	Yes (G) Use for walking	No – (R) but leads to area that is	No – (R) Nothing exceptional	

Poulton – Site B

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (0)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (0)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 2.5 out of 5		

Poulton – Site B - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
	Letters of support from other organisations	

Poulton – Site B - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. (G) Site will go forward with Local Plan – Does meet the Toolkit test. Total 8.5 out of 11	

031: Poulton – Site C



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G) Areas A, B and C have been previously designated for non-development in the District Plan of 1993 which stated that it was important that these open spaces were protected. We presume that the landowners would be aware of this. Sites B and C are in the flood plain.	NA. (G)	No (G) not an extensive plot of land. 1.11 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G) Need to be considered as a whole as they form an integral part of the approach to in the village to the west. Site A, B & C C – land south of Old Manor Farm House	Yes (G)	Yes (G) The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
Officer Site Visit	Yes (G)	Yes (G) – central	Yes (G)
Board Meeting	Yes (G)	Yes (G) – central	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason

Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G) Sites A, B, C enhance the rural approach to the village ensuring attractive transition from the open countryside into the village. form a "backdrop" to listed buildings on north side of road. Has altered little over the last three to four hundred years.	No (R)	Yes (Y)	Yes. (G) site C underwent forestry work (assisted by public funds). Acts as a reservoir area for wildlife – kites, buzzards, kestrels, owls, woodpeckers, badgers, foxes	Sites A, B and C lie within the old hamlet of Ranbury which was previously part of the parish of Ampney St Peter, and therefore historically not incorporated in to Poulton and an entity in its own right.
Officer Site Visit	Nothing obvious from site visit (A)	Yes – (G) setting	Agree (R)	Not sure – (A) close to busy road	No – (R) Nothing exceptional	
Board Meeting	Agree with site visit (A)	Yes – (G) setting	Agree (R)	Not sure – (A) close to busy road	No – (R) Nothing exceptional	

Poulton – Site C

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0.5 point (A)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 3 out of 5		

Poulton – Site C - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath (which is used regularly).
	Letters of support from other organisations	

Poulton – Site C - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes. Site will go forward with Local Plan – It meets the Toolkit test. Total 9 out of 11	

032: Poulton East - The Butts



Sites must meet all the following six criteria in the toolkit checklist:

7. Relevant Planning History	8. Not allocated in the Local Plan	9. Not an extensive plot of land
(R) No , there is currently an application for an agricultural building on part of the site which is not visible from the road.Yes, the main part of the site is and could be a green open space	NA. (G)	No,(G) Not an extensive plot of land. 0.52 Ha

	10. Local in Character	11. In proximity to the Local Community	12. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Nothing obvious (A)
Board Meeting	Yes (G)	Yes (G)	Nothing obvious (A)

Sites must meet at least one of the six following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G) Area is significant from an aesthetic viewpoint it creates an open &rural view within the village. As there is no housing. It is probably one of the most attractive parts of the village.	Yes (G) The site is shown on old maps of the village as being land known as "The Butts	No (R) – no access	Yes (G) The open aspect creates a tranquil feel especially as it provides a break between residential properties	No (R) species normally found or seen in rural areas	
Officer Site Visit	Pretty but not beautiful (A)	Nothing (A) obvious	No (R)	Peaceful, but not tranquil (A)	No (R) Nothing significant	
Board Meeting	Agree – pretty but beautiful (A)	Nothing (A) significant	No (R)	Agree – (A) Peaceful but not tranquil	Agree – No (R)	

Poulton – The Butts

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	0 point (R)	1. Beauty	0.5 point (A)
2. Not allocated in the Local Plan	1 point (G)	2. History	0.5 point (A)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0.5 point (A)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	0.5 point (A)	Any other reason	
Total 4.5 out of 6		Total 1.5 out of 5	

Poulton – The Butts - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council
	Community Support – petitions	The Council feels that this application has the support of the local community and those who walk through Ranbury and across the footpath
	Letters of support from other organisations	NA

Poulton – The Butts - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No.(R) Site will not go forward with the Local Plan – The site does not meet the Toolkit test. Total 6 out of 11	

033: Tetbury – Berkley Wood



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No, (G) not an extensive plot of land. 0.95 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No (R)	Yes (G) The wood was planted by the community on an old tip in 1989 – each tree was sponsored by a community member.	Yes (G) Blackberry picking, sloe picking, Cubs, Scouts, Brownies and Guides use the area. Children build dens. Egg and treasure hunts.	Yes (G) - The site is tranquil – has no busy roads beside it.	Yes (G) Woodland next to allotments (30) lots of wildlife can be found in the locality.	Safe rural space
Officer Site Visit	No, (R) but Pretty	No -(R) Nothing obvious	Yes – (G) Walking, playing running and jogging	Yes (G) – peaceful	Yes (G) Plenty of habitats for wildlife.	A good space to roam and explore safely for children
Board Meeting	(R)	Yes (G) inlight of toolkit evidence	Yes (G)	Yes (G)	Yes (G)	

Tetbury - Berkeley Wood

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 4 out of 5		

Tetbury - Berkeley Wood - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Tetbury Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Tetbury - Berkeley Wood - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 11 out of 11	

034: Tetbury – Preston Park



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No. (G) not an extensive plot of land. 2.68 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes (G)	No. (R) Not known	Yes. (G) Where residents and visitors walk. Joggers. Used for Park Runs	Yes. (G) site is not close to any roads and beside Berkeley Wood. Site is in CPRE tranquility map.	Yes. (G) Important butterfly species found on site GCER	Accessible – close to car parks, the Tetbury Trail Railway line walk.
Officer Site Visit	Yes, (G) very beautiful in valley	No - nothing obvious	Yes (G) – walking, dog walking, playing large open space to roam around – paddle in shallow stream.	Yes. (G) peaceful apart from bird song.	Yes. (G) Hedgerow, stream Natural grass valley – wildflowers.	Lovely natural open space to roam and not just sticking to a linear route.
Board Meeting	Yes (G)	No (R)	Yes (G)	Yes (G)	Yes (G)	

Tetbury – Preston Park

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	1 point (G)
2. Not allocated in the Local Plan	1 point (G)	2. History	0 point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	1 point (G)
5. In proximity to the local community	1 point (G)	5. Wildlife	1 point (G)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 4 out of 5		

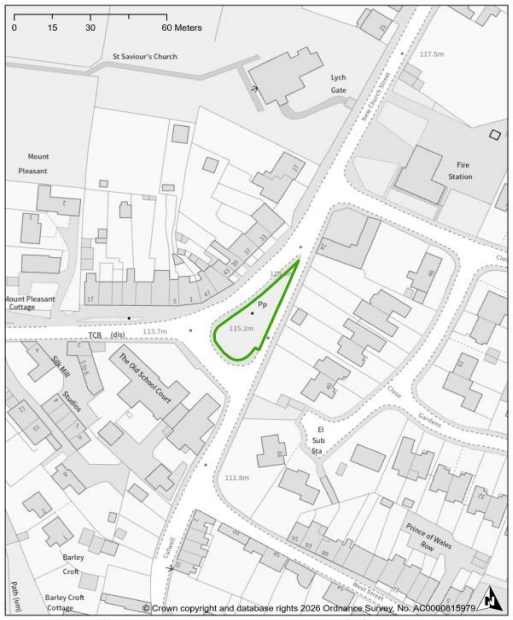
Tetbury – Preston Park - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Tetbury – Preston Park - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site will go forward with the Local Plan – The site meets the Toolkit test. Total 10 out of11	

035: Tetbury – The Knapp



Local Green Space
TETBURY
- The Knapp

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No.(G) not an extensive plot of land. 0.05 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	No - NA (R)	Yes. (G) Vintage Postbox & Water pump	No - (R)	No (R)	No - (R)	Owner of site support
Officer Site Visit	Pretty setting – traditional planting, but not beautiful No (R)	Yes. (G) Vintage Postbox & Water pump	Yes (G) - A spot to stop and chat. It has a couple of benches.	No - next to the road. (R)	No, but A good green area centrally within a built-up area. (R)	Small wildlife spot flowers and trees.
Board Meeting	No (R)	Yes (G)	Yes (G)	No (R)	No (R)	

Tetbury – The Knapp

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 2 out of 5		

Tetbury – The Knapp - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Town Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Tetbury – The Knapp - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 8 out of 11	

036: Weston Sub Edge – Land on the Corner of Friday & Church Street



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
Yes, (G)	Yes (G)	No, (G) not an extensive plot of land. 0.24 Hectares

	4. Local in character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	(G)	(G)	(G)
Officer Site Visit	(G)	(G)	(G)
Board Meeting	(G)	(G)	(G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	NA – No (R)	Yes (G) on the corner of Friday Street and Church Street, joining The Seagrave Arms. Formally part of the historic Toll Road. Stretch of main road next to the plot were historically a centre point of the village, which we wish to retain.	Yes (G) The land has been used for pasture and public enjoyment.	NA – No (R)	NA – No (R)	
Officer Site Visit	No, but pretty (R)	Yes (G) - central to historic village	No. Not sure (R)	No. Next to road (R)	No. Nothing obvious. (R)	
Board Meeting	No, but pretty (R)	Yes (G)	No. Not sure (R)	No. Next to road (R)	No Nothing obvious(R)	

Weston Sub Edge – Land on the Corner of Friday & Church Street

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 point (R)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 1 out of 5		

Weston Sub Edge – Land on the Corner of Friday & Church Street - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Weston Sub Edge – Land on the Corner of Friday & Church Street - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	Yes (G)
Local Green Space Decision Board	Yes (G)
Yes (G) Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 7 out of 11	

037: Weston Sub Edge – Small Paddock between Parsons Lane and Church Street



Local Green Space
WESTON SUBEDGE - Parsons Lane

COTSWOLD District Council

Sites must meet all the following six criteria in the toolkit checklist:

1.Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
(G) Yes site meets the criteria	(G) Yes site meets the criteria	(G) No, not an extensive plot of land. Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Not Sure (A)	Yes (G)	Not sure (A)
Board Meeting	Not Sure (A)	Yes (G)	Not sure (A)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) The area is within the village Conservation Area and the Cotswold AONB	Yes. (G) The paddock is surrounded on 3 sides by Grade 2 listed buildings:	No. NA (R)	No. NA (R)	No. NA (R)	
Officer Site Visit	No, but Pretty (R)	No, Nothing obvious (R)	No (R)	No - Next to busy road (R)	No - Left slightly overgrown – wild. (R)	
Board Meeting	No (R)	No (R)	No (R)	No (R)	No (R)	

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 Point (R)

2. Not allocated in the Local Plan	1 point (G)	2. History	0 Point (R)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	0 Point (R)
4. Local in Character	0.5 point (A)	4. Tranquility	0 Point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 Point (R)
6. Demonstrably Special to the Local community	0.5 point (A)	Any other reason	
Total 5 out of 6	Total 0 out of 5		

Weston Sub Edge – Land on the Corner of Friday & Church Street - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by the Parish Council
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Weston Sub Edge – Land on the Corner of Friday & Church Street - Decision:

Toolkit Evidence	Yes (G)
Officer Site Visit	No (R)
Local Green Space Decision Board	No (R)
No (R) Site will not go forward with the Local Plan – The site does not meet the Toolkit test. Total 6 out of 11	

Additional information: The Board was not convinced there was enough evidence to put the site forward with the Local Plan Reg 19.

038: Willersey – Ley Orchard Triangle



Sites must meet all the following six criteria in the toolkit checklist:

1. Relevant Planning History	2. Not allocated in the Local Plan	3. Not an extensive plot of land
NA. (G)	NA. (G)	No (G) not an extensive plot of land. 0.18 Hectares

	4. Local in Character	5. In proximity to the Local Community	6. Demonstrably special to the local community
Evidence from Community Submission (Toolkit)	Yes (G)	Yes (G)	Yes (G)
Officer Site Visit	Yes (G)	Yes (G)	Yes (G)
Board Meeting	Yes (G)	Yes (G)	Yes (G)

Sites must meet at least one of the five following criteria in the toolkit checklist:

	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife	Any other reason
Evidence from Community Submission (Toolkit)	Yes. (G) Its beauty lies in absence of what might replace it. Reminds residents they live in a village not a town and open spaces are the benefit of villages	No (R) historic events, but has been used for street parties and national celebrations.	Yes. (G) Dog walking five aside football	Yes (G) space adds enormously to its tranquil nature.	No (R)	
Officer Site Visit	No, (R) but good green space in central position	No (R) No obvious sign	Yes (G)	No, (R) but quiet	No, (R) not wildlife rich	
Board Meeting	No (R)	Yes (G) – in light of toolkit info	Yes (G)	No (R)	No (R) not wildlife rich.	

Willersey – Ley Orchard

All sites must meet the following **six** criteria		All sites must meet at least one of the **five**	
1. Relevant Planning History	1 point (G)	1. Beauty	0 point (R)
2. Not allocated in the Local Plan	1 point (G)	2. History	1 point (G)
3. Not an extensive tract of Land	1 point (G)	3. Recreational Value	1 point (G)
4. Local in Character	1 point (G)	4. Tranquility	0 point (R)
5. In proximity to the local community	1 point (G)	5. Wildlife	0 point (R)
6. Demonstrably Special to the Local community	1 point (G)	Any other reason	
Total 6 out of 6	Total 2 out of 5		

Willersey – Ley Orchard Triangle - Additional Evidence:

Evidence from Community Submission (Toolkit)		
	Parish/Town Council	Put forward by Parish Council. District Councilor support
	Community Support – petitions	NA
	Letters of support from other organisations	NA

Willersey – Ley Orchard Triangle - Decision:

Toolkit Evidence	Yes
Officer Site Visit	Yes
Local Green Space Decision Board	Yes
(G) Site will go forward with the Local Plan – The site does meet the Toolkit test. Total 8 out of 11	

Recreation Mitigation Study

To support Cotswold District Local Plan

Cotswold District Council

Final report
Prepared by LUC
July 2026

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Chapter 1
Introduction

1.1 This study looks at how green spaces and natural features across Cotswold District can support future growth in the Cotswold District Local Plan by helping to reduce recreation pressure on protected areas, by providing access to similar quality, attractive local alternative green spaces.

What is recreation mitigation?

1.2 Many protected habitats and species can be damaged or disturbed by high visitor numbers. Activities like dog walking, cycling or even repeated footfall can disturb wildlife, reduce breeding success and lead to the erosion of fragile ecosystems. National planning policy and environmental legislation (the Conservation of Habitats and Species Regulations 2017 (as amended), or 'Habitats Regulations') include provisions that seek to ensure that plans and projects (including applications for planning permission) are not approved where they could harm the integrity of certain designated sites, including Special Areas of Conservation (SACs). The process of determining the impact on these designated sites is known as a Habitats Regulations Assessment or HRA, and involves a screening stage and 'Appropriate Assessment' stage.

1.3 The Habitats Regulations establish that the local planning authority is the competent authority responsible for undertaking the relevant screening stage and, where relevant, the Appropriate Assessment, prior to adopting the Local Plan or issuing any planning permissions it determines. There is a statutory requirement for the competent authority to consult Natural England in relation to the Appropriate Assessment prior to a decision being made. A separate HRA Report is being prepared for Cotswold District Council in relation to the new Local Plan.

1.4 Mitigation needs to be considered in the Local Plan because without adequate mitigation provision, new development allocated in the plan could lead to increased recreational pressure on designated sites, and the Local Plan will not be able to be adopted. Identifying alternative green spaces forms a key part of the mitigation strategy for residential site allocations located near sensitive ecological sites and they need to be delivered alongside new housing development. Understanding existing alternative green space capacity and identifying opportunities for new provision helps ensure that growth can be accommodated while still protecting the designated sites and meeting Cotswold District Council's statutory requirements.

Within Cotswold District this mitigation comprises three main measures:

- Suitable Accessible Natural Greenspace (SANG): new or enhanced greenspace, designed to divert recreation trips **away from** designated sites.
- Alternative Natural Recreational Greenspaces (ANRG): new or enhanced greenspace, public right of way enhancements, and high quality green infrastructure, designed to divert recreation trips **away from** designated sites.
- Strategic Access Management and Monitoring (SAMM): measures to manage the residual impact **at the** designated sites.

Suitable Alternative Natural Greenspace

1.5 Suitable Alternative Natural Greenspaces (SANGs) are high-quality, accessible green spaces that are designed to attract people away from sites designated as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. They were initially developed in relation to heathland habitats (the Dorset Heathlands and Thames Basin Heaths SPAs) and the ground-nesting bird species within them that are sensitive to disturbance (nightjar, woodlark and Dartford warbler); but the development and use of SANGs is now applied to a much broader range of protected habitats and sites. They act as an alternative place for people to walk, exercise and enjoy nature, helping to reduce recreational pressure on the SACs and SPAs.

1.6 The objective of SANG delivery is to offer a naturalistic green space that is appealing and more conveniently located than the protected areas they relieve pressure from. They do not need to exactly replicate the sites they are diverting trips from but must be attractive and local enough to result in people choosing the SANG (for example for dog walking) over the more sensitive site. To do this, SANGs must meet certain quality standards, such as providing attractive walking routes, areas for dogs to be walked off lead, good signage, car parking where appropriate and a natural, enjoyable environment for visitors.

Alternative Natural Recreational Greenspaces

1.7 Alternative Natural Recreational Greenspaces (ANRG) is an approach to recreation mitigation where is has not been deemed necessary to apply the stricter SANG design requirements. ANRG can be of a more flexible design, resembling enhanced green infrastructure and open spaces as opposed to the key requirements for naturalness and a variety of habitats in SANG.

1.8 For the purposes of this strategy, ANRG forms part of the wider green infrastructure network but is specifically intended to provide recreational mitigation for Habitats Regulations purposes.

Strategic Access Management and Monitoring

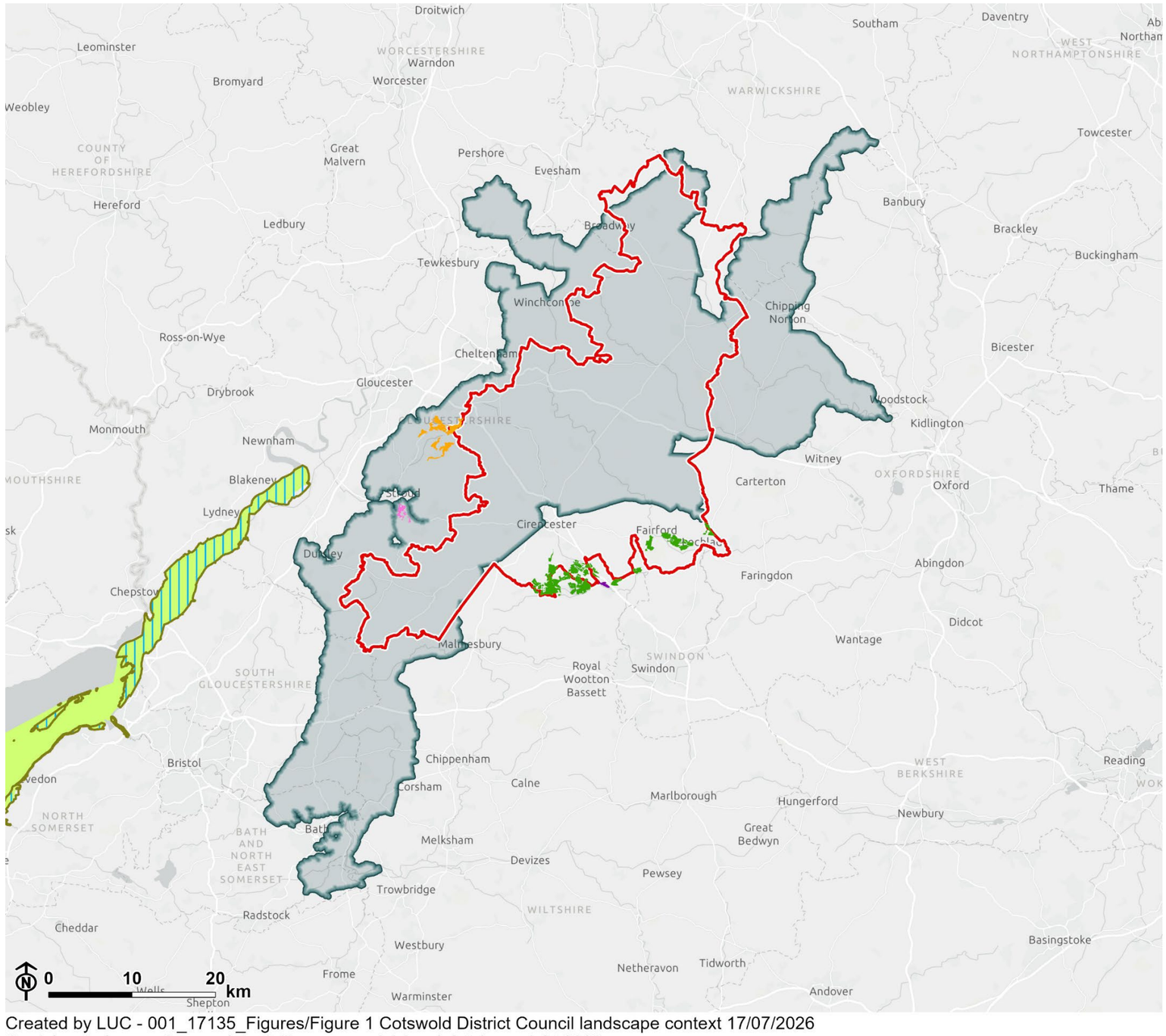
1.9 Recognising that not all visitors will be diverted through the use of additional green spaces outside of the designated sites; the overall mitigation package incorporates measures to address residual impacts at the designated sites. Strategic Access Management and Monitoring (SAMM) measures include engagement and awareness raising, including through ranger time, better information and interpretation and education campaigns, and monitoring of visitors and the integrity of the habitats and species of the designated site to assess the effectiveness of the relevant mitigation measures.

Why does Cotswold District Council need this study?

1.10 This Study will help to shape and support the delivery of Cotswold District Council's (CDC) emerging Local Plan which will guide development from 2026 to 2043. With significant population growth and need for new homes to be built, the new developments within the district have the potential to impact on internationally important biodiversity sites (Habitats sites), in particular the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC as shown in **Figure 1.1**. These sites are currently being damaged by visitors to the sites, and that damage (recreational impact) is likely to increase as more houses and holiday accommodation are built.

1.11 Cotswold District Council, as a 'competent authority', is legally obliged under the Habitats Regulations to consider whether planning applications would affect the biodiversity of any SAC; and can only approve a planning application where the proposals will not impact on the qualifying habitats and species of the SAC. This consideration is undertaken by a process called Habitats Regulations Assessment (HRA).

Figure 1.1: Cotswold District Council Designated Site Context



Created by LUC - 001_17135_Figures/Figure 1 Cotswold District Council landscape context 17/07/2026
Contains Ordnance Survey data © Crown copyright and database right 2026.
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1.12 In the coming years, future CDC Local Plans will be shaped by the emerging Spatial Development Strategy (SDS). This follows national planning reforms that introduce mandatory sub-regional SDSs to guide long-term strategic growth across England. Cotswold District lies entirely within Gloucestershire which is currently considered an area of the country where there are a range of plausible SDS geographies, and/or where possible future devolution arrangements are particularly uncertain. For these areas, consultation is ongoing regarding the potential SDS geographies, as well as the prospective alignment of public service delivery boundaries.

What is the status of the Local Plan and its evidence base?

Cotswold District Local Plan (2011–2031)

1.13 The adopted Cotswold District Local Plan (2011–2031) is supported by a comprehensive evidence base which underpins its spatial strategy, policies and site allocations. This evidence comprises a wide range of demographic, economic and technical information, including population projections, economic forecasts, land supply data and analysis of existing planning commitments. The Local Plan policies have been monitored since the plan was adopted, and further data has become available through this process.

1.14 A suite of topic-specific technical studies underpins individual policy areas within the Plan. These include, inter alia, evidence relating to:

- economic growth and employment land requirements;
- retail need and town centre performance;
- infrastructure provision, through the Infrastructure Delivery Plan (IDP);
- transport and movement; and
- environmental constraints and capacity, including flood risk, water infrastructure and ecological impacts.

1.15 In addition, the evidence base incorporates detailed environmental and heritage assessments, including landscape character studies, conservation area appraisals and archaeological evidence. This reflects the particular sensitivities of the District, including the extensive coverage of the Cotswolds Area of Outstanding Natural Beauty (AONB).

1.16 The Local Plan is supported by a Sustainability Appraisal (SA), undertaken at each stage of plan preparation, which tests the environmental, social and economic impacts of the strategy and proposed allocations.

1.17 In 2020, Cotswold District Council began work on a Partial Update to the Local Plan, with consultation on the Local Plan Partial Update (LPPU) 'Issues and Options' (Reg.18) taking place in 2022. The Council subsequently began an update to the Local Plan development strategy. In early 2024, the Council consulted on development strategy, partial update to policies, and an 'initial ideas' document. In July 2025, the Council merged the LPPU and the ongoing work on the development strategy into a Full Local Plan Review (FLPR). In November 2025, the Council undertook a further Regulation 18 "Preferred Options" consultation on the FLPR, marking a more advanced stage in the preparation of the replacement Local Plan, which is intended to guide development between 2026 and 2043.

Cotswold District Local Plan (2026-2043) Regulation 19 Submission (August 2026)

1.18 The Cotswold District Local Plan (2026-2043) Regulation 19 Submission (August 2026) (the Submission Local Plan) sets out policies and proposals to meet the challenges facing the area over the period 2026-2043. The Regulation 19 Local Plan builds upon the earlier Regulation 18 draft, incorporating consultation feedback and presenting the final proposed plan for submission and examination. The Submission Local Plan has been prepared taking account of the National Planning Policy Framework (NPPF) (December 2024) and other relevant national policy and guidance, alongside an evolving evidence base.

1.19 The Submission Local Plan aims to deliver a diverse range of housing, including a significant increase in socially rented and affordable homes, enabling residents of all ages and backgrounds to live securely and sustainably. New development will offering high-quality homes, employment opportunities, and essential services, all supported by integrated infrastructure and sustainable transport networks.

1.20 The Submission Local Plan presents a Spatial Vision for Cotswold District up to 2043 with development guided by a Spatial Strategy that prioritises environmental stewardship, social equity, and economic vitality, while respecting the District's unique landscape, heritage, and character.

1.21 The Vision is supported by 6 Strategic Objectives. The Strategic Objectives set out in the Submission Local Plan are:

- SO1: Ensure infrastructure and services support sustainable communities

- SO2: Respond to the climate crisis through adaptation and mitigation
- SO3: Conserve and enhance the natural, built, and historic environment
- SO4: Deliver inclusive, healthy, and affordable housing
- SO5: Enable a vibrant, low-carbon local economy
- SO6: Promote sustainable transport use and connectivity

1.22 The Spatial Strategy (below) is underpinned by 6 Core policies:

- Core Policy 1: Addressing Climate Change
- Core Policy 2: Meeting Housing Needs in Cotswold District: Strategic Sites
- Core Policy 3: Meeting Housing Needs in Cotswold District: Non-Strategic Sites
- Core Policy 4: Settlement Hierarchy
- Core Policy 5: Meeting Business and Employment Needs in Cotswold District
- Core Policy 6: Infrastructure Delivery

1.23 The Submission Local Plan also sets out three Area Strategies to support the appropriate development of different parts of the district, which are set out in Chapters 5-7 of the Plan. The Area Strategies are as follows:

- Cirencester and Surrounding Villages Area Strategy
- South Cotswold Area Strategy
- North Cotswold Area Strategy

1.24 The Submission Local Plan designates site allocations for residential and employment sites across the District. Residential site allocations relevant to this study are discussed further in Chapter 3.

Residential

1.25 Core Policy 2 sets out that the housing requirement for the Cotswold District is for 17,935 homes to be delivered in the Plan period between 2026 and 2043. The Plan makes provision for around 19,000 dwellings by 2043.

1.26 Around 11,500 dwellings will be delivered through 10 strategic allocations and one saved strategic allocation from the previous Local Plan 2011-2031. Around a further 1,500 dwellings will be delivered through non-strategic allocations (addressed in Core Policy 3). Additional dwellings will also be delivered through Neighbourhood Development Plans or the Development Management process.

Employment

1.27 Core Policy 5 establishes that to meet the land requirement of 10.4ha for office and R&D development, and 39.2ha for industrial development over the Plan period (2026 to 2043), a further 29 ha is needed beyond known completions and commitments.

1.28 The Plan identifies 29ha for future development across 5 strategic employment allocations. Additional employment land will also be delivered through the Development Management process.

Chapter 2
Habitat Sites

2.1 There are two designated sites that are the focus of this study, the Cotswold Beechwoods Special Area of Conservation (SAC) and the North Meadow and Clattinger Farm SAC. This chapter provides a description of each site, their qualifying features (i.e. habitats and species for which they are designated), relevant conservation objectives and key vulnerabilities. This information is taken from Standard Data Forms and Natural England's Site Improvement Plans **[See reference 1]**.

Cotswold Beechwoods SAC

Site description

2.2 The Cotswold Beechwoods represent the most westerly extensive blocks of *Asperulo-Fagetum* beech forests in the UK. The woods are floristically rich, and rare plants include red helleborine *Cephalanthera rubra*, stinking hellebore *Helleborus foetidus*, narrow-lipped helleborine *Epipactis leptochila* and wood barley *Hordelymus europaeus*. There is a rich mollusc fauna. The woods are structurally varied, including blocks of high forest and some areas of remnant beech coppice.

Qualifying features

2.3 Annex 1 habitats that are a primary reason for the selection of this site:

- 9130 *Asperulo-Fagetum* beech forests

2.4 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (important orchid sites)

Conservation objectives

2.5 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which qualifying natural habitats rely.

Key vulnerabilities

2.6 The main current threats to the site include:

- Invasive Species - The dumping of garden waste and the consequent spread of invasive plants is an on-going threat. The spread of the non-native sycamore provides a challenge and has made particular use of canopy gaps created by storm damage. Although sycamore is considered an acceptable component of woodlands, including beechwoods, on the continent, in the Cotswold it tends to dominate understorey and canopy to the detriment of other (native) tree species.
- Deer - Deer browsing of regenerating trees (and possibly ground flora) remains a major threat to favourable condition throughout the beechwoods.
- Invasive Species - Grey squirrel numbers have increased sharply over the past decade or so and now cause significant damage to tree species, in particular beech. In places, this can lead to pole stage beech being systematically ring barked and killed.
- Disease - Although not known to be present in the Cotswold as yet, Chalara (ash disease) is a major future threat to the beechwoods.
- Public Access/Disturbance - A particular increase has been the use of mountain bikes and horse-riding which use the woods far beyond the limited network of bridleways. This has created numerous additional trackways and so increasing the erosion of the ground flora and potentially opportunities for water erosion. Although the routes away from bridleways are not usually permitted, much of the SAC woodland is NNR or has public access by foot. Additionally, dog walking has increased within the SAC especially at Coopers Hill where car parking is available. This has become a particular issue where professional dog walkers release large numbers of dogs (up to 12) to run uncontrolled through the woods. This causes disturbance to wildlife as well as local nutrification through dog faeces.
- Changes in Species Distributions - There is a risk that global warming will increase the risk of drought to beech trees (which are shallow rooted).

- Air Pollution: impact of atmospheric nitrogen deposition - Nitrogen deposition exceeds site relevant critical loads. High atmospheric nitrogen levels could affect the SAC features through changes in ground vegetation and mycorrhiza; nutrient imbalance; changes to soil fauna; increase in tall grasses; decline in diversity; increased mineralisation; nitrogen leaching; or surface acidification.

North Meadow and Clattinger Farm SAC

Site description

2.7 North Meadow and Clattinger Farm Meadows SAC consists of a series of traditionally managed unimproved grasslands within the floodplain of the Upper Thames which continue to be managed as pasture and as hay-meadow.

2.8 It contains a rich variety of species-rich grassland types including the rare MG4 community for which the SAC is designated as well as a number of notable plant species. These grasslands represent rare and scattered remnants of a much more widespread unimproved grassland habitat before agricultural intensification and extensive gravel quarrying locally were responsible for widespread losses of this habitat and its subsequent fragmentation.

Qualifying features

2.9 Annex I habitats that are a primary reason for selection of this site:

- 6510 Lowland hay meadows (*Alopecurus pratensis, Sanguisorba officinalis*)

Conservation objectives

2.10 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats;
- The structure and function (including typical species) of qualifying natural habitats; and
- The supporting processes on which qualifying natural habitats rely.

Key vulnerabilities

2.11 The main current threats to the site include:

- Inappropriate Water Levels - An effective WLMP needs to be in place in order to protect the integrity of the site. There have been several unseasonal floods over the last six years which are beginning to cause changes and losses in the vegetation communities on the site.
- Water Pollution - Both sediment and nutrient input are of concern. A diffuse pollution plan is in place and catchment sensitive farming initiative covers the catchment. Diffuse pollution has the potential to affect aquatic habitats and species as well as habitat quality in areas of riverside habitat supporting *Vertigo moulinsiana*. Diffuse pollution is arising from highway runoff as well as from farmland. Pollution also results from overflowing sewers (a result of high groundwater levels infiltrating sewers) with ongoing/recurring incidents at numerous locations on the River Lambourn.
- Habitat Fragmentation - The two component SSSIs are located 8km apart. Inclusion and restoration of a number of intervening sites locally would increase the habitat, thereby making it more resilient to fluctuating water levels in the face of climate change. The NNR team at North Meadow has, over a number of years, been working to achieve this aim. Also, one option is that additional land should be included within the North Meadow SSSI for this purpose. This would help buffer the site, possibly provide space for adaptation in anticipation of the effects of climate change, and better manage visitor impacts.
- Commons Management - Fencing is required to keep livestock from straying off site. North Meadow NNR is common land and it is the responsibility of neighbouring landowners to erect fences. There are a number of problems involved in achieving this.
- Public Access/Disturbance - There is increasing visitor pressure especially during the flowering time of Snake's-head Fritillary leading to localised damage on sites in the SAC.
- Water Pollution - The SAC's hay meadow vegetation communities are sensitive to elevated nutrient levels. With increasing flooding there is an increased risk of flood water carrying diffuse pollution onto the site and causing soil enrichment with negative consequences for the species richness of the meadows.

Zone of Influence

2.12 A Zone of Influence (ZoI) is a designated buffer radius around a protected ecological site (such as a Special Protection Area or Special Area of Conservation). In the District, any new residential development within these zones must provide or fund mitigation in the form of SANG or ANRG, and SAMM.

2.13 Using data from visitor surveys, the 75th percentile has become a standard metric for defining a zone of influence for recreation, as it represents the area from which most visitor originate. Such a figure is typically used for catchment analysis in most SAC recreation mitigation strategies because it excludes the upper distances travelled by only a few visitors that skew calculated averages, providing a more representative understanding of travel patterns.

Cotswold Beechwoods SAC ZoI

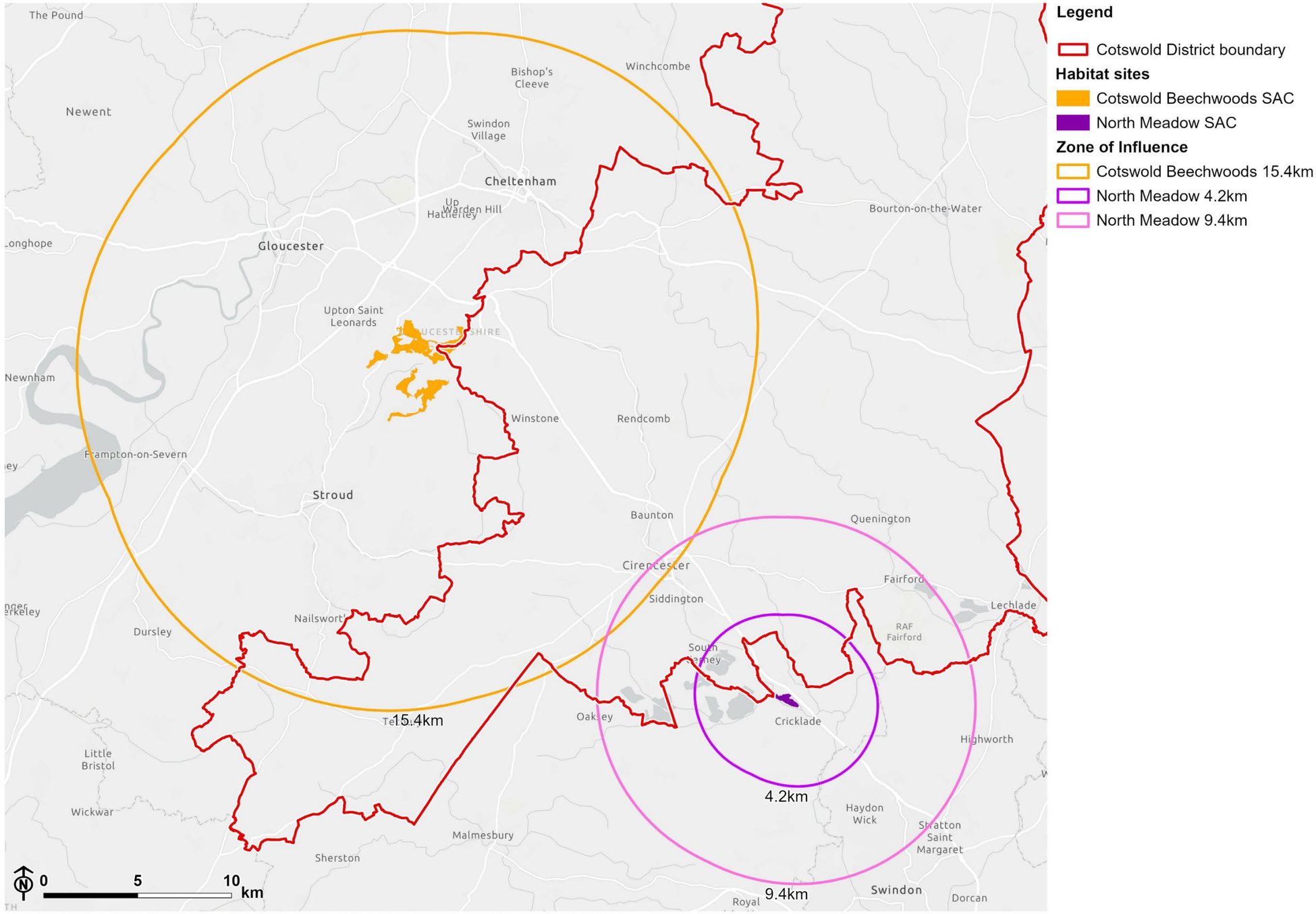
2.14 To ensure that there is a strategic approach to delivering mitigation for recreational impacts at the Cotswold Beechwoods SAC, in 2022 the relevant Local Authorities engaged Footprint Ecology to prepare a Recreation Mitigation Strategy for the Cotswold Beechwoods SAC **[See reference 2]**.

2.15 The Strategy applies to a zone of influence of 15.4km from the Cotswold Beechwoods SAC, with the boundary of the zone adjusted slightly to reflect the local geography, accessibility and local authority boundaries. The zone therefore encompasses all of Cheltenham and Gloucester administrative boundary and part of Cotswold, Stroud and Tewkesbury.

2.16 Within the entirety of the 15.4km zone of influence, all new residential growth will be expected to provide mitigation in the form of SANG and SAMM.

2.17 The Cotswold Beechwoods SAC ZoI is shown in Figure 2.1

Figure 2.1: Zones of Influence for Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC



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North Meadow and Clattinger Farm SAC ZoI

2.18 To mitigate recreational impacts associated with new development on the North Meadow part of the North Meadow and Clattinger Farm SAC, an interim strategy was prepared by Cotswold District Council, Swindon Borough Council, and Wiltshire Council in partnership with Natural England **[See reference 3]**.

2.19 The 2023 interim recreation mitigation strategy identifies two groups of visitors to the SAC: local year-round users, and fritillary visitors. These groups were shown to have different starting origins, exhibit different behaviours, and have different reasons for visiting, necessitating two ZoIs, within which different forms of mitigation are appropriate:

- Inner Zone – for local users arriving on foot and by car all year round set at 0 - 4.2km from the boundary of the SAC. It represents the area within which 75% of local year-round users originate.
- Outer Zone – for fritillary visitors and is set at 4.2 - 9.4km from the boundary of the SAC. It represents the area within which 75% of those that come to view the fritillaries during the main summer flowering season originate.

2.20 Given the differences between the users, a different range of mitigation measures is required in each ZoI:

- Within the inner ZoI (0 – 4.2km) both on-site (SAMMs) and off-site (ANRG) measures will need to be delivered as mitigation for any potential recreational impacts.
- Within the outer ZoI (4.2 – 9.4km), for most developments only on-site measures (SAMMs) will need to be delivered as mitigation for any potential recreational impacts. Larger developments may need to provide additional mitigation (e.g. ANRG) as advised by NE.

2.21 The North Meadow and Clattinger Farm SAC ZoIs are shown in Figure 2.1

Development within a ZoI

2.22 The requirement to consider the possibility of likely significant effects on the SACs applies to all types of residential development. This Recreation Mitigation Study focuses on the effects arising from the types of residential developments listed below:

- Houses in Multiple Occupation (sui generis);

- Residential institutions within the C2 Use Class where the residents are not severely restricted by illness or mobility;
- Student accommodation;
- Sites for gypsy, travellers and travelling showpeople;
- Tourist accommodation, including self-catering, caravan and touring holiday accommodation; and
- Residential annexes and other ancillary accommodation.

Chapter 3
Mitigation Requirements

How much mitigation is required?

3.1 Natural England guidance requires that for a minimum quantity provision of 8 ha of SANG per 1,000 new residents should be provided **[See reference 4]**, this quantity standard has also been to ANRG. CDC has provided details of the proposed residential site allocations identified as part of the emerging Local Plan, and those saved from the previous Local Plan. In total, 22 allocations are within the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC ZoIs and will need to provide or contribute to strategic mitigation for recreation pressure.

3.2 The locations of the site allocations and presence within ZoIs are shown in **Figure 3.1.**

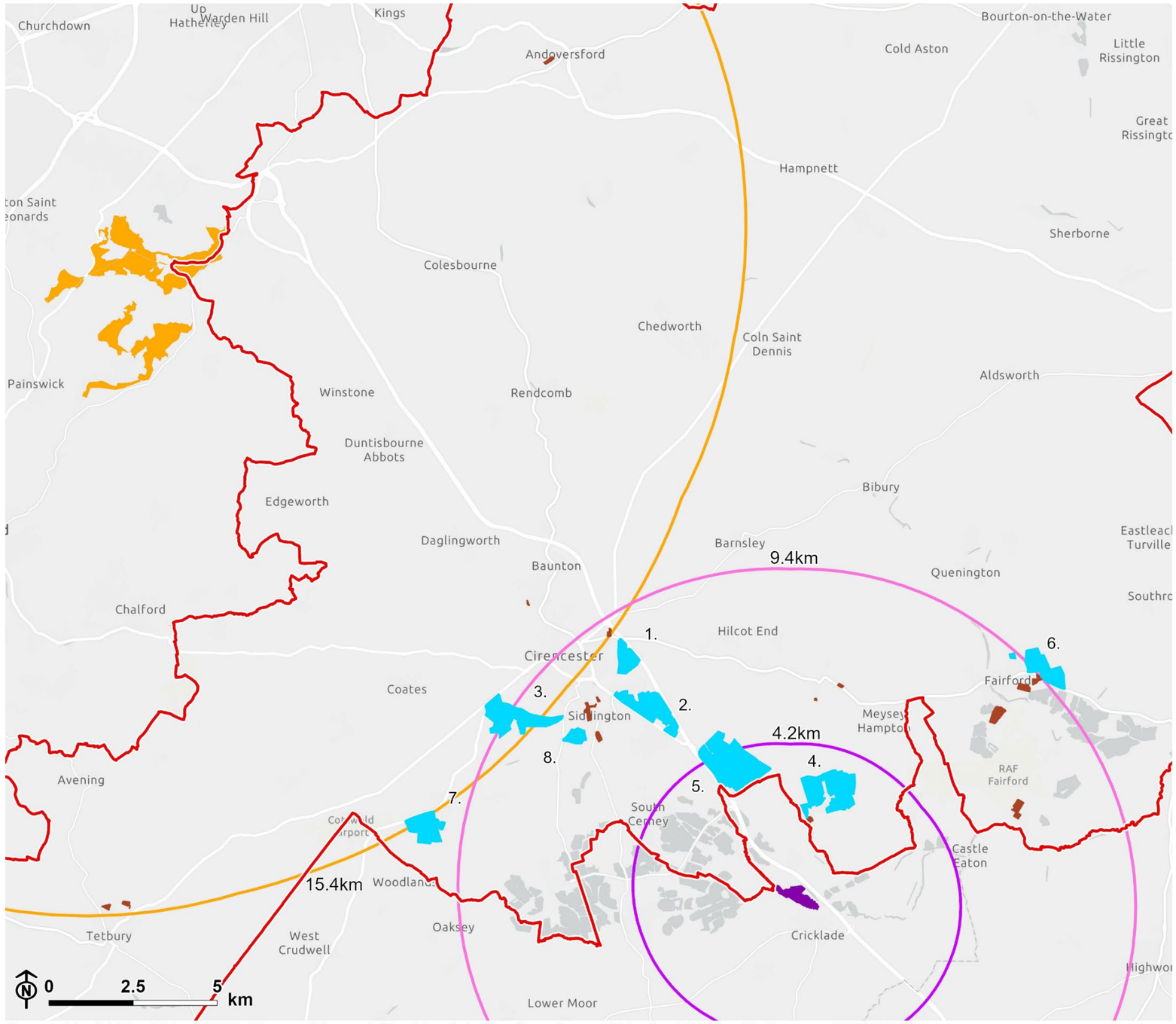
Types of development

3.3 Residential site allocations have been categorised as follows:

- Strategic sites;
- Non-strategic sites in principal settlements;
- Non-strategic sites in non-principal settlements; and
- Saved allocations from 2011-2031 Local Plan.

3.4 In addition to residential site allocations, windfall development figures over the Local Plan period for the parishes that fall within the ZoIs have been provided by CDC and included within this study.

Figure 3.1: Residential site allocations within the Zones of Influence



Legend

- Cotswold District boundary
- Strategic allocations
- Residential site allocations

Habitat sites

- Cotswold Beechwoods SAC
- North Meadow SAC

Zone of Influence

- Cotswold Beechwoods 15.4km
- North Meadow 4.2km
- North Meadow 9.4km

Strategic allocations

1. Cirencester - Land east of Kingshill Lane
2. Cirencester - Land south east of Cirencester and south of Preston
3. Cirencester - Steadings southern extension
4. Down Ampney - Land surrounding Down Ampney
5. Driffield - Land south of Driffield
6. Fairford - Land north east of Fairford
7. Kemble - Land south west of Kemble
8. Siddington - Land south west of Siddington

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Assumptions

3.5 The basis of this approach and the assumptions underpinning it were developed in consultation with Natural England and CDC. To calculate the area of mitigation required, the following assumptions have been applied:

- An average household size of 2.2 persons per dwelling has been applied across the whole Local Plan period and beyond as shown in the Population uplift columns in **Table 3.1**. Current population growth figures provided by CDC use an average household figure of 2.20 for 2026, a figure that is projected to decrease to 2.06 by 2043. ONS data for 2021 gives a figure of 2.24 for Cotswold District, against an England average of 2.42 **[See reference 5]**.
- For sites that lie within two ZoIs, the sites will need to contribute financially to both on-site mitigation packages (SAMM).

Total mitigation requirements

3.6 In total, there is the potential for 11,675 new dwellings delivered across the new Local Plan Period within the Cotswold Beechwoods SAC and North Meadow and Clattinger Farm SAC zones of influence. Using the CDC occupancy rate of 2.2, this development will result in a population uplift of 25,685 persons.

3.7 The associated increase in recreational impacts on the Cotswold Beechwoods SAC and North Meadows SAC will require mitigation in the form of an additional 60.80 hectares of SANG and 70.08 hectares ANRG as shown in **Table 3.1**. Note that the total mitigation requirements do not include developments solely within the 9.4km North Meadow and Clattinger Farm SAC ZoI, as development here is only required to make a SAMM contribution to the SAC.

Table 3.1: Total mitigation requirements by development type

Development type	Housing delivery	Population uplift	Area of SANG required (ha)	Area of ANRG required (ha)
Non-strategic; non-principal settlements	-	-	-	-
Non-strategic; principal settlements	91	200.20	1.61	-

Development type	Housing delivery	Population uplift	Area of SANG required (ha)	Area of ANRG required (ha)
Saved allocations from 2011-31 Local Plan	96	211.20	1.69	-
Strategic site allocation	6,264	13,780.00	41.94	68.29
Windfall	985	2,167.00	15.54	1.80
Grand Total	**5,524**	**12,152.80**	**60.77**	**70.08**

Strategic site allocations

3.8 The bulk of the housing will be delivered by strategic site allocations, and it is expected that, where required, these sites will also provide for all of their SANG and ANRG requirements as bespoke onsite mitigation. High level masterplanning works has shown the amount of land available for onsite SANG and ANRG at these strategic allocations. **Table 3.2** shows the strategic allocations mitigation needs and area of mitigation drawn in the masterplans.

Table 3.2: Total Strategic Site Allocation mitigation needs vs delivery

Area of SANG required (ha)	Masterplan SANG drawn (ha)	Area of ANRG required (ha)	Masterplan ANRG drawn (ha)
41.94	45.90	68.29	83.70

3.9 Tables 3.3 and 3.4 detail the ZoI in which a specified strategic site allocation falls, the mitigation requirements, and the amount of mitigation currently identified in the strategic site allocation masterplans. The mitigation strategy and associated capacity assumptions remain subject to agreement through future Habitats Regulations Assessment work and consultation with Natural England.

Table 3.3: Strategic site allocation context

Development details		Population uplift in Local Plan Period		Zone(s) of Influence		
Settlement	**Site Name**	**New homes proposed**	**Occupation (2.2)**	**Cotswold Beechwoods SAC**	**North Meadow and Clattinger Farm SAC 4.2km**	**North Meadow and Clattinger Farm SAC 9.4km**
Cirencester	Land east of Kingshill Lane	613	1,349			y
Cirencester	Land southeast of Cirencester and south of Preston	1,368	3,010			y
Cirencester	Steadings southern extension	585	1,287	y		y
Down Ampney	Land surrounding Down Ampney	1,658	3,648		y	
Driffield	Land south of Driffield	1,090	2,398		y	
Fairford	Land northeast of Fairford	1,141	2,510			y
Kemble	Land southwest of Kemble	1,019	2,242	y		
Siddington	Land southwest of Siddington	372	818			y

Table 3.4: Amount of SANG and ANRG proposed in Masterplan for each strategic site allocation

Development details		Mitigation required in Local Plan Period		Mitigation drawn	
Settlement	**Site Name**	**Area (ha) of SANG required**	**Area of ANRG required (ha)**	**SANG (ha)**	**ANRG (ha)**
Cirencester	Land east of Kingshill Lane	0	0	0	0
Cirencester	Land southeast of Cirencester and south of Preston	0	0	0	0
Cirencester	Steadings southern extension	10.30	0	26.60	0
Down Ampney	Land surrounding Down Ampney	0	29.18	0	32.00
Driffield	Land south of Driffield	0	19.18	0	51.70
Fairford	Land northeast of Fairford	0	0	0	0
Kemble	Land southwest of Kemble	17.93	0	19.3	0
Siddington	Land southwest of Siddington	0	0	0	0

Additional SANG needs

3.10 Tables 3.1 and 3.2 show that the onsite mitigation at Strategic Allocations will be able to meet the SANG and ANRG requirements for the Strategic Allocations, and the wider ANRG requirements for non-strategic and windfall development. However, there is a need to secure an additional 18.84 ha of SANG for the 1,070 dwellings delivered by non-strategic residential and windfall development within the Cotswold Beechwoods ZoI.

3.11 Not all development proposals will be capable of delivering bespoke onsite mitigation. In particular, smaller schemes and windfall developments may find opportunities to provide new SANG within the site boundary to be limited. To maintain flexibility and support sustainable growth, financial contributions may therefore be secured in lieu of on-site provision and used to purchase units or capacity at a Strategic SANG or capacity at other mitigation sites.

3.12 Although there is no minimum size specified for SANG or ANRG, work undertaken in relation to the Thames Basin Heaths SPA established a minimum size of 2ha for ‘small SANG’. However, small SANG sites of this size cannot accommodate the necessary SANG features such as the required length of circular walk and therefore would need to be linked to other larger SANG sites that do provide that feature. The Cotswold Beechwoods SAC Recreation Mitigation Strategy advises that small SANGs are generally unsuitable for mitigating the recreational impacts on the SAC stating that “SANGs should be large sites of at least 40ha (which will accommodate suitably long routes), however smaller sites (15ha and above) may work, depending on the location and quality”.

Strategic SANG site

3.13 A site to the south of the Kemble Strategic site allocation has been identified within the Masterplanning work to be available and capable of providing sufficient SANG capacity. It is located within the vicinity of the majority of the proposed development within the district and has a reasonable prospect of being delivered to meet the SANG needs.

3.14 This site would be designated as a Strategic SANG, and, with the agreement of NE, would need to be brought up to SANG standard. The key SANG enhancements required by such a site are discussed in **Chapter 6**.

3.15 The new strategic SANG will require a Management Plan which has been agreed with NE, and should detail the open space works required to enhance the land to full SANG status, its ongoing management, and in-perpetuity maintenance. Enhancement works can be carried out on an incremental basis in advance of development coming forward and will need to include measures such as new footpaths, planting, signage, interpretation boards and bins.

3.16 Developments using the new strategic SANG capacity as mitigation will be required to make financial contributions towards the enhancement and in-perpetuity management and maintenance through a combination of s106 agreements and the Community Infrastructure Levy (CIL).

3.17 Each development using the Strategic SANG cannot be occupied until the relevant enhancement works are provided at the SANG. This can be delivered via a s106 obligation to restrict occupation, which would be required to be entered into by the developer. The Council or developer/SANG management company should not wait for the CIL receipts to come in but instead ‘pump prime’ SANG enhancement works, the cost of which is then paid back by an equivalent amount from CIL receipts. This enables occupation of development sites to take place in a timely manner.

3.18 Currently, the proposed Strategic SANG site has been drawn at 30ha which would give it a SANG mitigation capacity of 3,750 dwellings, a surplus of 11.16ha on top of the 18.84 ha need as discussed above in **3.10**.

Chapter 4
Mitigation Sites and Catchments

Mitigation sites

4.1 The location and quantity of proposed recreation mitigation sites is shown below in **Table 4.1**. The total uplift in population that will increase recreational pressure on the Habitats Sites is 12,152.80. The mitigation currently identified in the strategic site masterplans and the additional strategic SANG has the potential to deliver a surplus of capacity for a population of 7,825.20 persons which equates to 3,556 homes.

4.2 The mitigation areas listed in Table 4.1 are identified within strategic site masterplans and represent indicative provision. The mitigation areas will require detailed design, ecological assessment and agreement with Natural England at the planning application stage.

Table 4.1: Recreation mitigation sites

Site name	Mitigation type	Mitigation size (ha)	Population capacity
Steadings southern extension	SANG	28.70	3,587.50
Land surrounding Down Ampney	ANRG	32.00	4,000.00
Land south of Driffield	ANRG	51.70	6,462.50
Land southwest of Kemble	SANG	19.30	2,412.50
Strategic SANG site	SANG	30.00	3,750.00
		Total	19,950.00

4.3 The maximum capacity shown in the final column of Table 4.1 is an estimate based on the area of the sites and would need to be reviewed at the time of a planning application. The capacity could reduce, for example, if parts of the site are found to be unsuitable as mitigation, or if the mitigation area is reduced.

4.4 The surplus mitigation capacity delivered by the Strategic SANG site provides flexibility to accommodate windfall development and potential future growth beyond current allocations. The mechanism by which surplus capacity will be allocated, reserved and monitored should be agreed and maintained through the Council's monitoring framework.

Mitigation catchments

SANG catchments

4.5 The catchment of SANG will depend on the individual site characteristics and location, and their location within a wider green infrastructure network. Where a SANG does not include a car park, the catchment area is considered to be 400m, in all other cases the catchment area is determined by the overall size of SANG, as shown in **Table 4.2** below:

Table 4.2: SANG catchments

SANG size	Catchment area
Any size but without car parking	400m
2 to 12 hectares	2 km
12 to 20 hectares	4 km
Greater than 20 hectares	5 km

4.6 Residential developments with a net increase of 10 or more units that are allocated to a SANG should ideally be located within a specified SANG catchment area. Developments with a net increase of less than 10 units generally do not need to be within a specified SANG catchment provided that there is sufficient overall SANG capacity.

ANRG catchments

4.7 Cotswold District Council does not currently specify the distance that an ANRG should be from the development that it serves. However, for the purposes of this study (and in line with approaches used elsewhere), the ANRG catchments in **Table 4.3** have been applied to align with the Natural England Green Infrastructure Framework (NEGIF) Accessible Greenspace Standard **[See reference** 6**]**:

Table 4.3: ANRG catchments

Access standard criteria	Minimum size (ha)	Catchment radius (km unless otherwise stated)
Local	2	300m
Neighbourhood	10	1

Access standard criteria	Minimum size (ha)	Catchment radius (km unless otherwise stated)
Wider neighbourhood	20	2
District	100	5
Sub-regional	500	10

Site Allocations and catchments

4.8 The site allocations that could be served by the mitigation sites depends on their location and the capacity of the SANG or ANRG. The site allocations that could be served by each potential SANG or ANRG, based on the catchments discussed above, are shown in **Figure 4.1 and 4.2**.

4.9 As discussed In **Chapter 3**, with the addition of a new Strategic SANG site, the overall provision of SANG would be greater than the total SANG requirement. Additionally, as shown in **Figures 4.1 and 4.2**, the total combined mitigation has the potential to form a mitigation network. As defined in NE guidance **[See reference 7]** and the TBH Delivery Framework **[See reference 8]**, where several SANG/ANRG sites are in proximity or adjacent, they can be used and visited as one single entity. This approach allows for the use of links between mitigation units to deliver a circular walk and meet all the requirements in combination

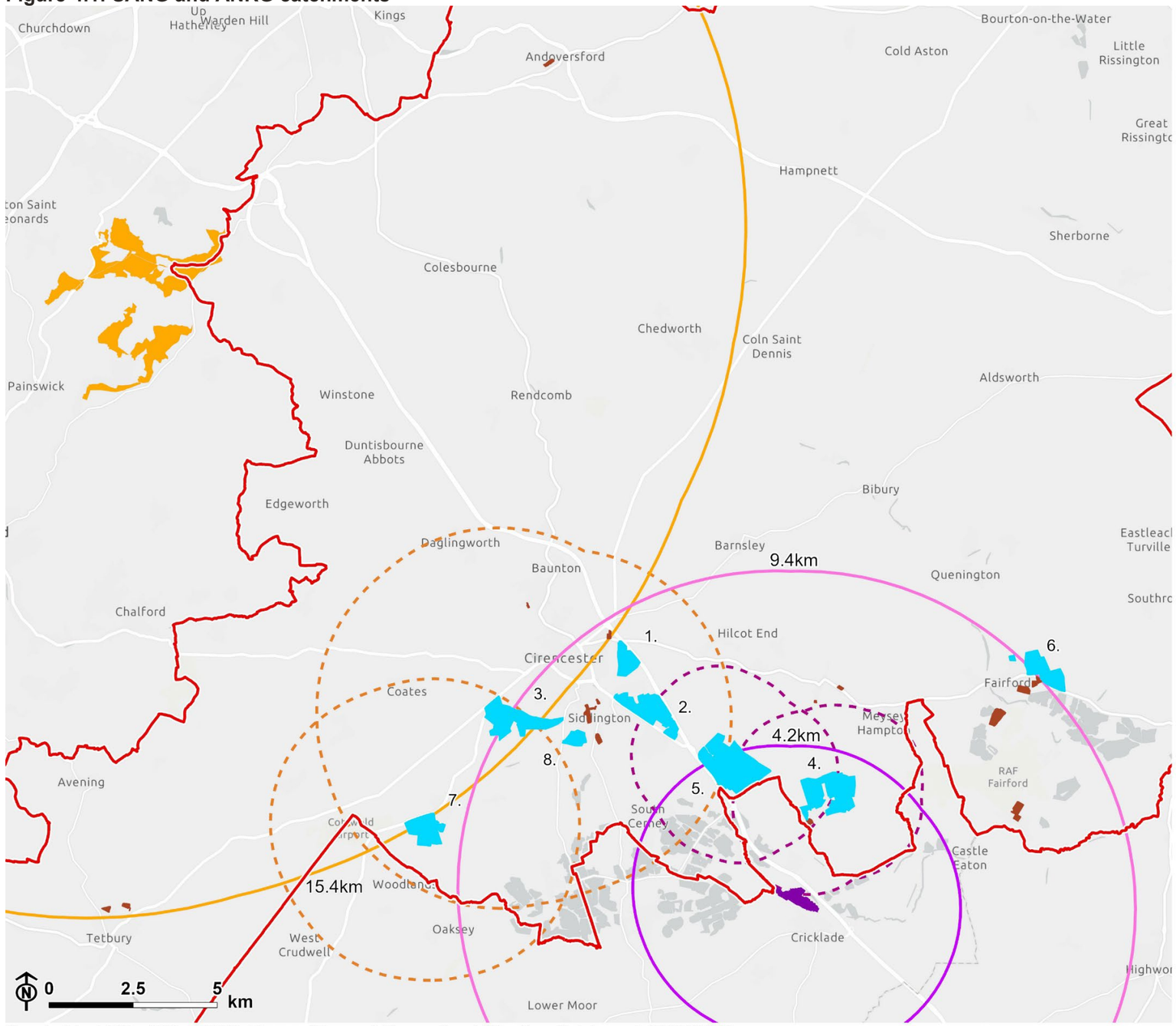
4.10 The following site allocations are not within the catchments of any of the potential SANG or ANRG:

- Land adjacent to Blind Lane, (draft policy T31B), 44 homes in the Cotswold Beechwoods SAC ZoI requiring 0.77 ha of SANG mitigation. The nearest SANG provision would be at Steadings southern extension which is approximately 18.5 km away.
- Land north-west of Highfield Cottage, (draft policy T71A), 50 homes in the Cotswold Beechwoods SAC ZoI requiring 0.88 ha of SANG mitigation. Residents may be willing to travel to the new Kemble SANG which is approximately 8.5 km away.
- Land to rear of Templefields and Crossfields, (draft policy A2), 52 homes in the Cotswold Beechwoods SAC ZoI requiring 0.92 ha of SANG mitigation. Residents may be willing to travel to the new Kemble SANG which is approximately 9 km away.

4.11 Further consideration should be given to how developments outside identified catchments will be effectively mitigated, including whether alternative mitigation

provision, revised catchments or financial contributions towards strategic mitigation are required.

Figure 4.1: SANG and ANRG catchments



Legend

- Cotswold District boundary
- Strategic allocations
- Residential site allocations

Strategic allocation catchment area

- ANRG
- SANG

Habitat sites

- Cotswold Beechwoods SAC
- North Meadow SAC

Zone of Influence

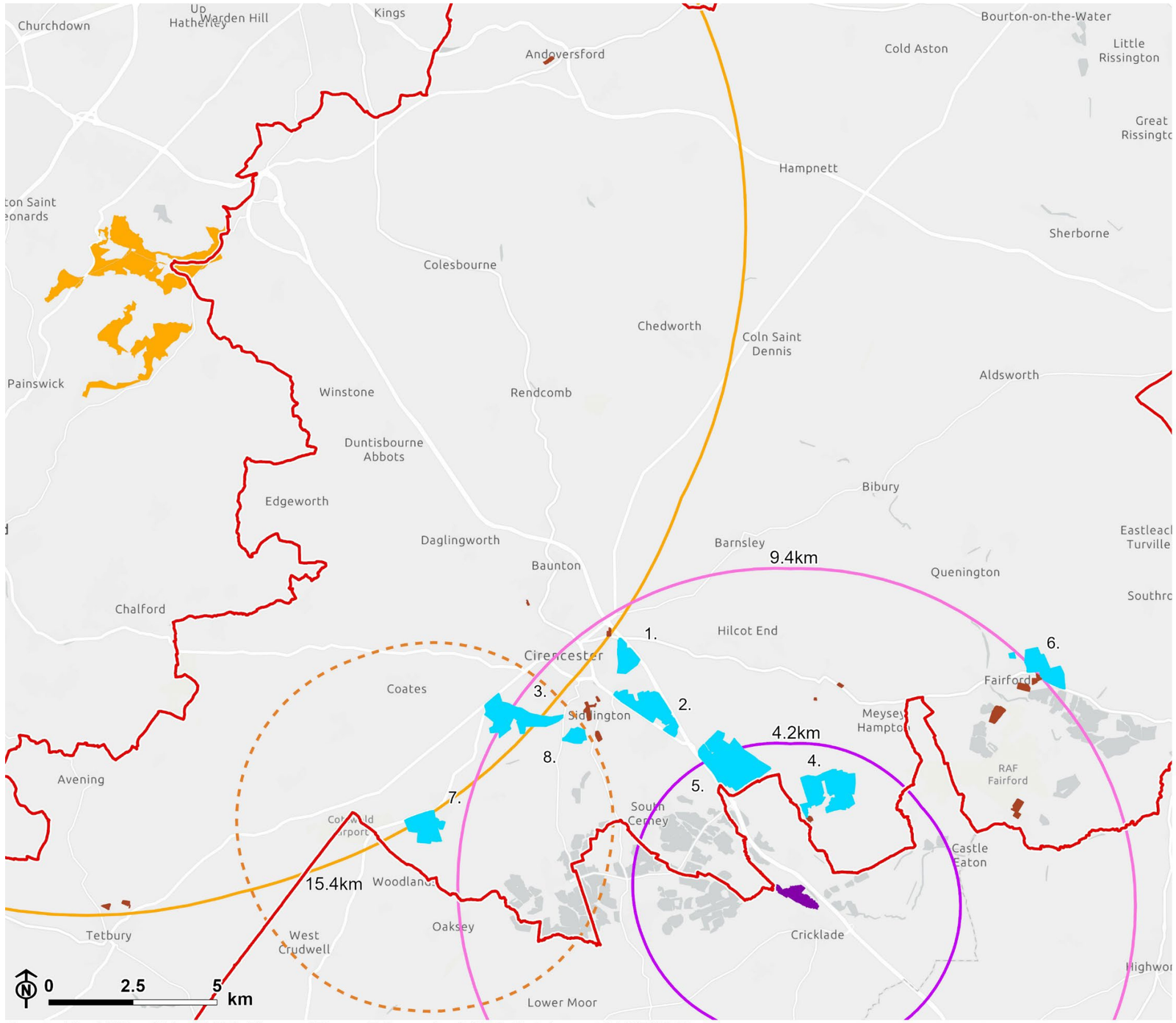
- Cotswold Beechwoods 15.4km
- North Meadow 4.2km
- North Meadow 9.4km

Strategic allocations

1. Cirencester - Land east of Kingshill Lane
2. Cirencester - Land south east of Cirencester and south of Preston
3. Cirencester - Steadings southern extension
4. Down Ampney - Land surrounding Down Ampney
5. Driffield - Land south of Driffield
6. Fairford - Land north east of Fairford
7. Kemble - Land south west of Kemble
8. Siddington - Land south west of Siddington

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Figure 4.2: Strategic SANG catchment



Legend

- Cotswold District boundary
- Strategic allocations
- Residential site allocations

Strategic allocation catchment area

- SANG

Habitat sites

- Cotswold Beechwoods SAC
- North Meadow SAC

Zone of Influence

- Cotswold Beechwoods 15.4km
- North Meadow 4.2km
- North Meadow 9.4km

Strategic allocations

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Chapter 5
SANG, ANRG, and SAMM Costs

What are the Council doing now?

Cotswold Beechwoods SAC

5.1 Current mitigation measures (on-site e.g. rangers and signage; off-site e.g. the provision of suitable alternative natural greenspaces) are secured through financial contributions using a Section 111 legal agreement, which states that the applicant will pay the Council a £771.79 mitigation contribution for each unit of accommodation plus a £130 administration fee per S.111 agreement which consists of:

- Onsite measures (SAMM contributions) – £221.33 per unit
- Off-site measures – £550.46 per unit (in some limited instances developments may provide their own SANG instead.)

North Meadow and Clattinger Farm SAC

5.2 Current mitigation measures (on-site e.g. rangers and signage; off-site e.g. the provision of suitable alternative natural greenspaces) are secured through financial contributions using a Section 111 legal agreement, which states that the applicant will pay the Council a mitigation contribution for each unit of accommodation (shown below) plus a £130 administration fee per S.111 agreement:

- Inner zone – £836.21/unit, and
- Outer zone - £356.21/unit.

5.3 ANRG provision is required for developments of 50 units and above within the inner zone, for these developments the level of contribution may be amended and is resolved on a case-by-case basis.

Indicative costings

5.4 The costings below have been based on a series of cost models developed for the delivery of the Strategic SANG. The SANG cost per dwelling is based on:

- Land purchase;

- Creation of SANG features; and
- In perpetuity (80 year) maintenance costs.

Land purchase

5.5 The land purchase price used is £28,000 per ha for agricultural land in the South West of England as defined by the Ministry of Housing, Communities & Local Government (MHCLG) and is based on a residual land valuation model which utilises a mix of large-scale datasets and published government statistics **[See reference 9]**.

Creation of SANG features

5.6 A model site has been costed based upon the required SANG characteristics as set out by Natural England **[See reference 10]**. Interventions have been costed using Spon's External Works and Landscape Price Book 2026 **[See reference 11]**.

5.7 The total per hectare cost for the creation of an appropriate SANG site has been calculated to be £17,615.64.

In perpetuity maintenance

5.8 The maintenance activities and associated costs have been calculated using Spon's External Works and Landscape Price Book 2026. Mitigation sites need to be guaranteed 'in perpetuity' which in this instance is taken to be a period of at least 80 years.

5.9 The total per hectare in-perpetuity maintenance cost has been calculated as £472,040.

5.10 Table 5.1 shows the calculation used to estimate the SANG contribution for the new Strategic SANG:

Table 5.1: Estimated SANG/ANRG contribution

Item	Cost
Land purchase (per ha)	28,000.00
Intervention (per ha)	17,615.64
Maintenance (per ha in perpetuity)	472,040.00
Total (per ha)	**517,655.64**

Item	Cost
Total Strategic SANG cost (18.84 ha)	£9,752,655.64
Cost per dwelling (assume 1,070 houses)	£9,114.61

Total estimated Strategic SANG contribution required

The total contribution per dwelling on those developments that fall within the relevant ZoIs and are not provided for by the onsite SANG/ANRG delivered by the Strategic Allocations has been calculated to be **£9,114.61**.

SAMM contributions

5.11 Developments that provide bespoke SANG/ANRG will not need to pay a recreation mitigation tariff but must still pay SAMM contributions. For SANG/ANRG mitigation, the contribution will be set by, and paid directly to, the provider and owner of the private SANG/ANRG. In this case, 'private' refers to ownership only and does not indicate a restriction on public access; all SANG/ANRGs must be publicly accessible. The SAMM contribution will continue to be paid to the Council and passed on to the administrative body.

5.12 Table 5.2 shows the estimated total contributions that will be collected for all development types. Note that the contributions calculated do not include the Council's admin fee which is charged on a per application basis.

Table 5.2: Total SAMM contributions

Development Type	Dwellings	Total Beechwoods SAMM contribution (£221.33 per dwelling)	Total North Meadow SAMM contribution (£356.21 per dwelling)
Non-strategic; non-principal settlements	169		£60,199.49
Non-strategic; principal settlements	388	£20,141.03	£138,209.48

Development Type	Dwellings	Total Beechwoods SAMM contribution (£221.33 per dwelling)	Total North Meadow SAMM contribution (£356.21 per dwelling)
Saved allocations from 2011-31 LP; no planning permission	96	£21,247.68	
Strategic Site	9,758	£527,650.72	£3,112,562.98
Windfall	1,264	£195,434.39	£135,716.01
Grand Total	**11,675**	**£764,473.82**	**£3,446,687.96**

Chapter 6
SANG and ANRG Delivery

What characteristics should a SANG have?

6.1 SANGs should divert trips away from the SACs, and this is best achieved by diverting local trips e.g. dog walks, rather than by trying to directly recreate the appeal of the SACs elsewhere. The Footprint Ecology Cotswold Beechwoods SAC Recreation Mitigation Strategy **[See reference** 12**]** sets out the required features of SANG as a checklist, referencing Natural England guidance. Characteristics include:

Must haves

- For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SAC.
- Possible to complete a circular walk of 2.3-2.5km around the SANG.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the visitor use the SANG is intended to cater for.
- The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s
- All SANG with car parks must have a circular walk which starts and finishes at the car park.
- SANG must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes.
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.
- SANG must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually sensitive way-markers and some benches are acceptable.

- All SANG larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANG must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).

Should haves

- SANG should be clearly sign-posted or advertised in some way.
- SANG should have leaflets and/or websites advertising their location to potential users. It would be desirable for social media to be used as well, with the goal of reducing paper use. Although a leaflet for a new home is desirable.

Desirable

- It would be desirable for an owner to be able to take dogs from the car park to the SANG safely off the lead.
- Where possible it is desirable to choose sites with a gently undulating topography for SANG
- It is desirable for access points to have signage outlining the layout of the SANG and the routes available to visitors.
- It is desirable that SANG provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water is encouraged and desirable on sites. However large areas of open water cannot count towards capacity.
- Where possible it is desirable to have a focal point such as a viewpoint, monument etc within the SANG.

What characteristics should ANRG have?

6.2 Discussions with Natural England during this study yielded the recommendation that for offsite mitigation within the inner North Meadow and Clattinger Farm SAC ZoI, it would be more proportionate and pragmatic to look at the wider green infrastructure provision as a whole, rather than a SANG, and the accompanying requirements. It has been agreed that the flexibility of ANRG and viewing green infrastructure as a whole will deliver more functionality and better protect North

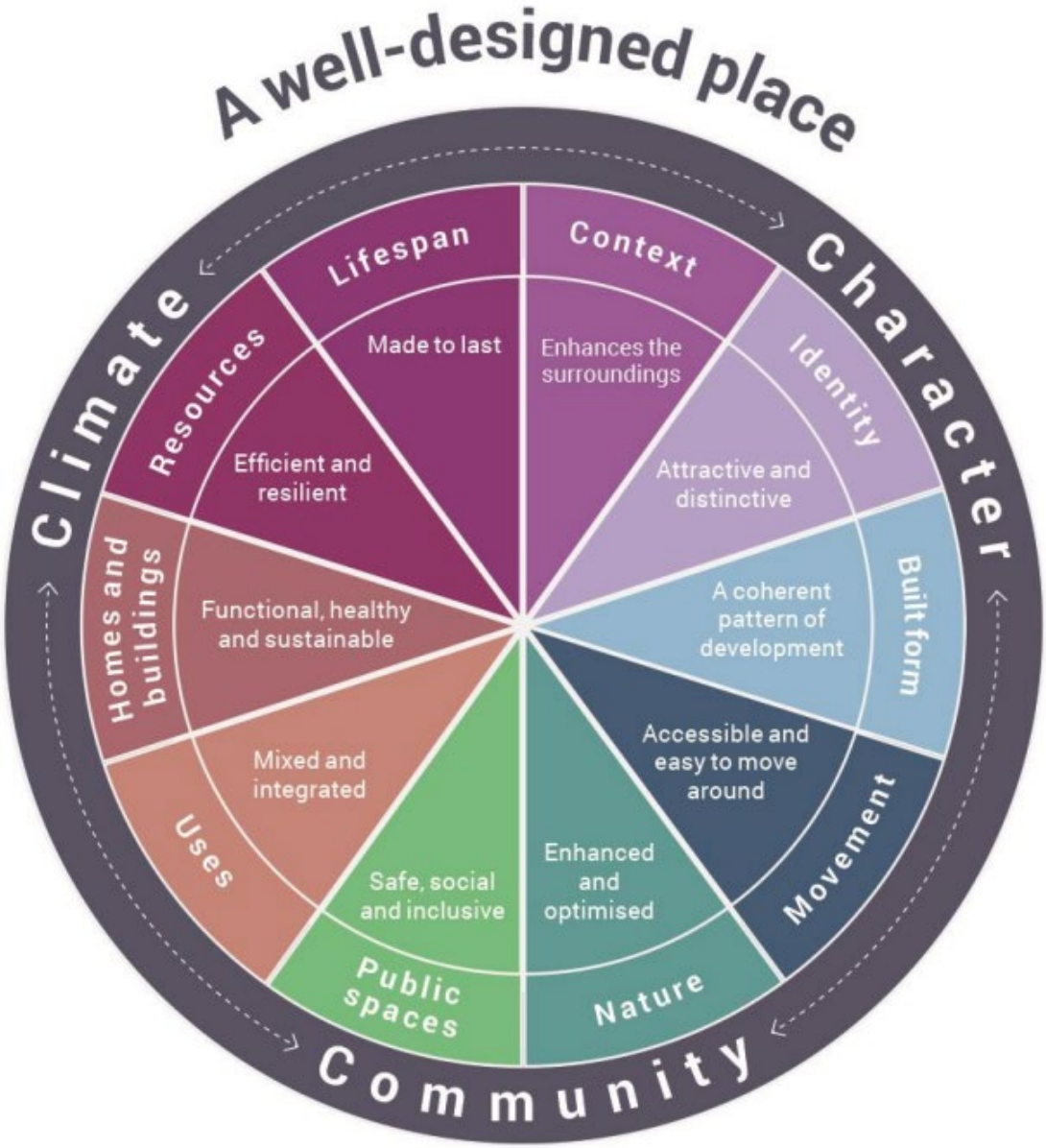
Meadow and Clattinger Farm SAC from the recreational impacts of growth in the area.

6.3 The green infrastructure that ANRG will look to deliver is essential and integral to well-designed places and should not be regarded as an optional enhancement. Green infrastructure and its ecosystem functions are essential for successful urban, or rural environments. The National Planning Policy Framework makes it clear that the creation of high-quality buildings and places should be fundamental to the planning and development process **[See reference** 13**]**.

6.4 The National Design Guide, the National Model Design Code (NMDC) and Guidance Notes for Design Codes, illustrate how places that are beautiful, healthy, greener, more biodiverse, enduring, and successful, can be designed. The National Design Guide considers how we recognise well-designed places, by outlining and illustrating ten characteristics that should form the basis for the design of ANRG, see Box below and **Figure 5.1**:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social, and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy, and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

Figure 5.1: The ten characteristics of well-designed places [See reference **14**]



Delivery recommendations for SANG and ANRG

SANG and ANRG contributions

6.5 Contributions should be in proportion to the proposed development and sufficient to avoid and mitigate adverse effects. The level of the financial contribution depends upon the number of bedrooms in a dwelling and are secured through S106 agreements. These contributions are pooled to ensure the mitigation strategy can respond to changing opportunities.

6.6 SANG and ANRG contributions will fund the creation or upgrade of existing sites to SANG or ANRG status and will deliver:

- **SANG enhancements** and infrastructure works to upgrade a site to SANG status in accordance with the relevant SANG Management Plan.
- **ANRG enhancements** and infrastructure works to upgrade a site to ANRG status in accordance with the relevant ANRG Management Plan.
- **In perpetuity maintenance** ensuring that the SANG is maintained and managed for the in-perpetuity period (80+ years). This comprises matters such as repairs, planting, SANG wardens and staff.
- **Monitoring** of visitors and the integrity of the habitats and species of the designated site to assess the effectiveness of the relevant mitigation measures.

6.7 The package of strategic measures that SANG contributions will fund is to be kept under review, items that the contributions should also look to enable include:

- **Administration and education** including the production of SANG/ANRG management plans, project management of enhancement and repair works, and local promotion of SANG and ANRG.
- **Facilitation** efforts such as priming future SANG enhancement works to meet additional need, operating and reviewing the strategy, and paying any service costs.

Management and monitoring

6.8 Regular monitoring of each mitigation project is essential to ensure that it is effective in achieving its aim to provide a realistic alternative recreational space for new residents delivered through the Local Plan Period. This will also provide transparency to the process and help inform future Recreation Mitigation Strategy reviews. Monitoring proposals are summarised in **Table 6.1**.

6.9 Of particular importance is the ability of each project to achieve its mitigation potential and effectively attract new visitors from the SACs. Baseline quantitative visitor surveys should be undertaken on currently publicly accessible sites prior to the commencement of enhancement works and 3-6 months following completion of works. Detailed visitor surveys should be completed every 5 years thereafter and should follow a clear methodology prepared in consultation with Natural England.

6.10 Monitoring of the integrity of the habitats and species of the SANG site should be undertaken to ensure that the infrastructure interventions are successful in that there are no adverse effects on the SANG site due to the increase in recreational

visitor pressure. Pre-delivery ecological surveys should be used to baseline future surveys conducted at intervals of no more than 5 years.

6.11 Monitoring indicators have also been proposed for the provision of SANG contribution collections to enable an assessment of the performance of the Strategy in the delivery of its financial objectives and to provide transparency on income and expenditure. The income and expenditure information should be presented in the Council's annual statements, and the performance of the strategy should be reported as part of the Council's planning policy monitoring. The Council should periodically review mitigation tariffs and cost assumptions to ensure contributions remain sufficient to deliver mitigation and long-term management requirements.

Table 6.1: Proposals for SANG monitoring

Area	Indicator	Data source	Frequency
Funding	Total value of SANG/ANRG contributions collected	S106 monitoring and reporting	Ongoing internal monitoring and annual reporting
Delivery	Total expenditure on SANG/ANRG projects	Internal monitoring of capital and management works	Annual reporting
SANG/ANRG use	Visitor numbers	Quantitative visitor survey	Prior to works. 3-6 months following completion. Every 5 years thereafter
SANG/ANRG resilience	Ecological surveys	Observations and recording on-site	Prior to works. Every 5 years thereafter

Governance options

6.12 There are several different governance models under which on- and off-site SANG can be delivered and managed, and each option has benefits and drawbacks. Governance models with clearer long-term accountability, for example Council ownership, trusts, or third-party provider with a proven track record, generally carry

less risk. Additionally, the more the governance structure relies on future revenue streams, the greater need is for strong protections, ring-fencing, and enforceable legal mechanisms to demonstrate long-term security.

6.13 Where mitigation capacity delivered by strategic allocations is intended to mitigate impacts arising from other developments, appropriate legal and governance mechanisms will be required to secure access to that capacity and ensure its long-term management.

6.14 Mitigation must be in place before occupation and the SANG needs to be available in time for first occupation, although phasing may be possible by agreement. If the build programme is tight, governance models that allow faster mobilisation (for example developer-controlled build with later transfer to the Council, or third-party capacity purchase) can reduce this time risk.

6.15 Where the developer does not transfer to the Council, it is essential that a fallback, such as Council step-in rights with full cost recovery, is guaranteed so that if the alternative management arrangement fails, the SANG continues to function as mitigation for the full in-perpetuity period.

6.16 Governance options include:

Strategic SANG delivered and managed by the Local Authority (developer pays tariffs – Council delivers)

6.17 Instead of building a bespoke on-site SANG, the developer will pay into the Authority's strategic SANG programme. The Council then delivers enhancements and long-term management. The strategic SANG mitigation package should also incorporate measures to address residual impacts at the designated site (referred to as Strategic Access Management and Monitoring (SAMM)).

6.18 Benefits:

- Reduced technical burden. The Council controls design standards and delivery, which can reduce developer risk of non-compliance.
- Consistency. Strategic sites usually have agreed management plans and an established visitor offer.
- Useful for smaller schemes. Particularly where bespoke SANG is not realistic.

6.19 Drawbacks:

- Delivery constraints. Strategic SANG, are allocated incrementally and developed either through an up-front capital investment or in phases as S106 funds are collected.
- Geographic constraints. Developments often (unless otherwise agreed with NE) must be within the strategic SANG catchment buffers.
- Less place-based benefit. A strategic site may be less effective at diverting the specific residents of a particular scheme than an on-site/near-site SANG.

Local Authority ownership and management (transfer to the Council)

6.20 SANG land is transferred to the Council (freehold or long lease), and the Council becomes the long-term owner and/or manager, funded by a commuted sum for in-perpetuity management (80+ years).

6.21 Benefits:

- High confidence for sign-off. Councils are familiar competent authority partners and can provide governance certainty, which helps demonstrate mitigation will operate for the required in-perpetuity period.
- Operational resilience. Councils typically have established parks or countryside teams and procurement routes for maintenance, inspections, and public liability controls.
- Clear accountability. Ownership, management responsibility, and public access duties sit with one body, reducing ambiguity in enforcement and reporting.

6.22 Drawbacks:

- Higher upfront cost. Commuted sums can be significant, particularly when based on per-hectare rates plus monitoring and administration and may affect viability compared to private management options.
- Adoption is discretionary. Councils are under no obligation to accept transfers, and will prioritise allocations in line with strategic objectives, so acceptance cannot be assumed.
- Delivery programme dependency. If the Council is delivering enhancement works, occupation controls still require works to be delivered before occupancy therefore project timing may sit outside the developer’s direct control.

Developer retains ownership but contracts management to a managing agent

6.23 In this scenario, the developer or a successor landholding company keeps the land but appoints a professional land manager to deliver the management plan, funded through ring-fenced arrangements secured via S106 and/or a dedicated management fund.

6.24 Benefits:

- Programme control. The developer can mobilise works quickly, align phasing with occupations, and avoid adoption delays.
- Professional delivery. A specialist manager can be procured for the precise skill sets needed (i.e. visitor infrastructure, habitat management, dog management, access safety).
- Potential cost efficiency. If structured and managed well, lifecycle maintenance costs can be lower than local authority commuted sums.

6.25 Drawbacks:

- Long-term governance risk. The key management consideration is that mitigation is secured and effective in perpetuity. Ensuring durable funding and accountability over decades can be more complex for a private organisation than a public body.
- Approval scrutiny. Authorities will typically require assurance that the organisation has the skills and resources to manage in perpetuity and often require fallback mechanisms.
- Enforcement complexity. If ownership changes hands, the Council must rely on legal covenants or S106 provisions to enforce standards, meaning that the drafting of any agreement must be a robust process.

Management Company funded by service charges (resident-funded estate management)

6.26 Here, a private management company is established or appointed and funded via estate charges or service charges on the development, managing the SANG under a secured management plan.

6.27 Benefits:

- Reduces upfront commuted sum. This model shifts a portion of long-term cost from upfront developer payment to ongoing estate funding.
- Local stewardship and engagement. If well governed, residents can influence quality standards and take ownership of outcomes.

6.28 Drawbacks:

- Credibility with in-perpetuity mitigation: Mitigation funding needs to be secured for 80+ years. Here the reliance on future service charge collection can be seen as higher risk unless strongly protected.
- Resident contribution collection risk. Service charge arrears, disputes, or future cost inflation can undermine the delivery of required management outcomes.
- Governance stability. Company failure, sale, or re-structuring needs strong fallback provisions to ensure continuity of management

Community Trust / Charitable Trust / Community Interest Company (CIC)

6.29 In this model, the SANG is owned and/or managed by a non-profit body (i.e. trust or CIC) with a defined constitution, often with a dedicated endowment or commuted sum, delivering management in perpetuity.

6.30 Benefits:

- Goal alignment. A conservation or recreation trust can be highly aligned to visitor management, education, and habitat outcomes.
- Public acceptability. Trust models can be positively perceived, especially if the SANG functions as a community asset.
- Specialist governance. Boards can include ecological and community expertise, improving outcome delivery.

6.31 Drawbacks:

- Authority assurance needed. Where a developer proposes a body other than the Council, they must demonstrate or provide assurance the organisation will remain in existence and has resources and skills for in-perpetuity delivery. Fallback positions should also be set out.
- Set-up time and cost: Establishing a credible trust with proper governance, insurances, staffing, and reporting can add time and complexity to SANG delivery

- Funding robustness. Like other non-Council options, it will need to be clearly demonstrated that funding is secured for the full in-perpetuity (80+ year) period.

Third-party SANG provider (landowner sells SANG capacity)

6.32 Here a landowner brings forward a SANG and sells capacity to multiple developments via private contract, with the Council confirming catchment and capacity and securing obligations in S106 (including SAMM where relevant).

6.33 This model requires that the SANG is upgraded to the appropriate standard, has been assessed have the required mitigation capacity, made publicly accessible, and has in-perpetuity maintenance guaranteed.

6.34 Benefits:

- Fast route for constrained sites. Developers without land can secure mitigation quickly if capacity exists.
- Specialist land management. Some third-party providers are estates with strong land management capability.
- Scalability. One SANG can serve multiple schemes if capacity and catchment criteria are met.

6.35 Drawbacks:

- Less direct control. The developer relies on a third party to deliver and maintain the SANG standard and any required upgrades.
- Approval and timing risk. Occupation is typically restricted until capacity is secured, the SANG is open, and in-perpetuity maintenance is guaranteed, so any delay in the third-party programme can delay occupations.
- Contract complexity. A contract with the SANG owner is needed, as is an S106 agreement tying the mitigation to the development and securing any strategic monitoring and management contributions.

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