



5 June 2026

**DEPUTY LEADER AND CABINET MEMBER FOR HOUSING AND PLANNING
DECISION MEETING**

A Deputy Leader and Cabinet Member for Housing and Planning Decision Meeting will be held at the Council Chamber - Council Offices, Trinity Road, Cirencester, GL7 1PX on **Monday, 15 June 2026 at 3.00 pm.**

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.

AGENDA

1. **Cabinet Member Introduction**
To welcome the public and introduce all participants.
2. **Declarations of Interest**
To receive any declarations of interest by the Cabinet Member or any officers present.
3. **Officer Overview of the Report** (Pages 3 - 162)
The purpose of this report is for the Cabinet member for Planning and Housing to consider the Cotswold District Council response (Annex A) to the Reg. 14 Siddington NP consultation.
4. **Confirmation of Comments**
To confirm any additional comments received since publication of the agenda.
5. **Public Questions**
The Cabinet Member may invite public contributions or representations verbally at the meeting from members of the public present. Questions must relate directly to the decision. If a question is asked which in the view of the Cabinet Member is not relevant to the decision the member of the public will be advised where to direct their question.
6. **Cabinet Member Questions**
Cabinet Member to ask for any clarifications regarding the report and the decision which is required, including any alternative options which might be considered.
7. **Decision**
The Cabinet Member will verbally confirm the decision, stating whether
 1. they accept the recommendations of the officer;
 2. they decide to take a different decision contrary to the officer's recommendation;
 3. or whether to refer the decision to a meeting of Cabinet.

The Cabinet Member then must inform the Democratic Services officer present of the reason for the decision which will be formally recorded on the decision notice.

Agenda Item 3



COTSWOLD
District Council

Council name	COTSWOLD DISTRICT COUNCIL
Name and date of Committee	CABINET MEMBER FOR HOUSING AND PLANNING DECISION MEETING, MONDAY 15 JUNE 2026
Subject	SIDDINGTON NEIGHBOURHOOD PLAN REG.14
Wards affected	Siddington: Siddington, Cerney Rural
Accountable member	Juliet Layton, Deputy Leader and Cabinet Member for Housing and Planning Email: juliet.layton@cotswold.gov.uk
Accountable officer	Mark Harrison, Senior Local and Neighbourhood Planning Policy Officer Email: mark.harrison@cotswold.gov.uk
Report author	Mark Harrison, Senior Local and Neighbourhood Planning Policy Officer Email: mark.harrison@cotswold.gov.uk
Summary/Purpose	To agree the CDC response (Annex A) to the Reg. 14 Siddington NP consultation.
Annexes	Annex A – draft response to Siddington NP Reg. 14 consultation. Documents being consulted on for the Reg. 14 consultation: Annex B – Siddington Draft Neighbourhood Plan (Reg. 14). Annex C – Siddington NP SEA/HRA Screening. Annex D – Siddington NP Historic England SEA Screening Response. Annex E – Siddington NP Survey.
Recommendation(s)	That the Cabinet Member for Housing and Planning resolves to agree the CDC response (Annex A) to the Reg. 14 Siddington NP



	consultation.
Corporate priorities	All of the corporate priorities are captured by the draft Neighbourhood Plan: <ul style="list-style-type: none">• Delivering Good Services• Responding to the Climate Emergency• Delivering Housing• Supporting Communities• Supporting the Economy
Key Decision	NO Whilst a Neighbourhood Plan could have a significant impact in regards part 2, in its current guise the draft plan is not deemed to have a significant impact on the planning framework, particularly as none contain housing allocations.
Exempt	NO
Consultees/ Consultation	We have consulted internally with officers who have specialist expertise in specific planning topics. Siddington Parish Council are responsible for the consultation at Reg. 14 stage and have reached out to other relevant stakeholders, statutory and local consultees.



Siddington

1. EXECUTIVE SUMMARY

- 1.1 The Council has been invited to provide a response to the Siddington draft Neighbourhood Plan (Reg. 14). A draft response for approval is at Annex A.

2. BACKGROUND

- 2.1 Siddington Parish Council have prepared a draft Neighbourhood Plan 2025-2031. There is a public consultation from Sunday 22 March until Sunday 10 May 2026. CDC have been granted an extension to reply with comments.
- 2.2 This Reg. 14 consultation is the responsibility of Siddington Parish Council, and they should have consulted other relevant stakeholders. Once the Plan is submitted to Cotswold District Council at Reg. 15 we can ask them to reconsult (elements of the Plan) if we feel the legal requirements (including consultation) have not been met.
- 2.3 Our response comments usually go beyond those of other stakeholders, as we aim to support town and parish councils in preparing a plan that will meet the basic and legal conditions, and support the objectives of their community.
- 2.4 In this case, Siddington kindly shared their plan with CDC, pre-Reg 14, and many of our key points have already been incorporated. This is signposted in Annex A where relevant.

3. MAIN POINTS

- 3.1 Once a Neighbourhood Plan is adopted, planning applications in the Siddington neighbourhood area will be assessed against both that Neighbourhood Plan and the Local Plan in tandem. An important point is that duplication is not required.
- 3.2 The draft Neighbourhood Plan can only be examined against the adopted (i.e. current) Local Plan; despite there being an emerging reviewed Local Plan.

4. ALTERNATIVE OPTIONS

- 4.1 The Council does not have to respond to this consultation. However, plan preparation will take place between now (Reg 14 consultation) and Reg. 15 submission based on the comments submitted. An Examiner of the plan could rightly



question why any objections have been raised at a later stage when they could have been raised at Reg. 14.

5. CONCLUSIONS

- 5.1 The response aims to provide supportive comments or queries to support Siddington Parish Council in preparing a Neighbourhood Plan that meets the basic and legal requirements, whilst reflecting the objectives of their community.

6. FINANCIAL IMPLICATIONS

- 6.1 None direct.
- 6.2 The Council already have financial obligations towards the procedural elements of Neighbourhood Planning following Reg. 15. Some or all of this can be reclaimed from the Government (MHCLG).
- 6.3 Officer support towards Neighbourhood Planning is already budgeted for.

7. LEGAL IMPLICATIONS

- 7.1 None direct.
- 7.2 Once adopted the Neighbourhood Plan must be considered as part of relevant planning applications, and planning is a statutory function for Cotswold District Council.

8. RISK ASSESSMENT

- 8.1 As there are no legal nor financial responsibilities in the Council providing this response, the sole risk at this stage would be reputational as the comments can be made public through the Consultation Statement and publication of Neighbourhood Plan documents for examination.

9. EQUALITIES IMPACT

- 9.1 Under equality legislation, the Council has a legal duty to pay 'due regard' to the need to eliminate discrimination and promote equality in relation to:
- Race
 - Disability
 - Gender, including gender reassignment
 - Age



- Sexual Orientation
- Pregnancy and maternity
- Religion or belief

9.2 The response would indicate where the draft Neighbourhood Plan could discriminate against any of the above; there are none identified at this stage.

10. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

10.1 Policy S9 is focused on Flood Risk, partly a climate change impact, and considered in the response (Annex A).

10.2 Throughout preparation of the plan, and in the responses provided, consideration is given to the sustainable balance of development in line with national policy and guidance, including climate change/ adaptation.

11. BACKGROUND PAPERS

Annex A – draft response to Siddington NP Reg. 14 consultation.

Documents being consulted on for the Reg. 14 consultation:

Annex B – Siddington Draft Neighbourhood Plan (Reg. 14).

Annex C – Siddington NP SEA/HRA Screening.

Annex D – Siddington NP Historic England SEA Screening Response.

Annex E – Siddington NP Survey.

END.

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COTSWOLD
District Council

Siddington Neighbourhood Plan
c/o Michael Barge
Siddington Parish Council

Enquiries to: Mark Harrison
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By e-mail only

14th May 2026

Dear Michael,

**Siddington Neighbourhood Plan
Comments on the Reg 14 consultation draft plan**

Thank you for consulting CDC for comments on the draft plan, as part of the Regulation 14 consultation. Firstly, I would like to congratulate you, the Parish Council and their Steering Group on reaching this stage in plan preparation and for creating a detailed and well-considered draft plan for the future of the parish.

Thank you also for the opportunity to work constructively with you by being able to comment on a pre-Reg 14 version of the draft. Given many of those comments were taken into account, the comments here may seem “light”, but that is more an indication of the quality of the plan.

Comments have been made about both the supporting text, which sets the context and justification for the policies, and on the policies proposed for inclusion in the Plan. They are intended to inform modification to the Plan so that it best meets the expectation of the Parish Council in terms of the future determination of development proposals, and, crucially, that the Plan can proceed to independent examination once it has been submitted, with a greater expectation of a positive outcome.

As is the nature of making comments, they primarily pick up on parts for improvement, but please do not assume I have a negative view of the draft; overall the quality, scope and approach of the plan is good and a document the group can be proud of.

I hope the comments made are helpful in reaching a conclusion to Reg. 14 plan preparation. We will, of course, continue to support the Parish Council and Steering Group with advice as necessary and with practical support on any modifications required to the Plan once you have had a chance to review the comments received in response to the Reg. 14 consultation.

Finally, I need to advise that the comments made here, in response to the Reg. 14 draft plan, do not constitute a *formal* opinion from CDC about whether the Plan as currently drafted meets the basic conditions. CDC is not required to issue a decision statement in respect of that matter until the independent examination has been completed. We would therefore reserve the right to make further representation as necessary following the submission of the plan to CDC.

Yours sincerely,

Mark Harrison

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Senior Planning Policy & Neighbourhood Plans Officer
Planning Policy and Infrastructure
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COTSWOLD
District Council

Regulation 14 Consultation

Regulation 14 of the Neighbourhood Planning Regulations require the draft plan proposal to be the subject of pre-submission consultation before it is submitted to the local authority for independent examination. The consultation should last at least 6 weeks.

Pre-submission consultation requirements include publicising the draft plan to people who live, work or run business in the area. The publicity must include details of the propose neighbourhood plan, where and when it may be viewed, and how to make comments on the plan and by what date.

Certain statutory bodies must be consulted, including the district council (as the local planning authority), the Environment Agency, Natural England and Historic England. It is also advisable to consult and local business or community organisations, such as chambers of commerce, civic societies and local trusts.

Producing a summary of the plan may be useful to many people who do not want to read the whole document. Drop-in events may be a useful means of allowing people to ask questions or discuss the plan on a one-to-one basis.

The draft plan and supporting documents should be uploaded to the neighbourhood plan website. Printed copies should be made available at convenient locations, such as libraries, community centres, council offices and other key public buildings. Copied should be available to send to people who can't access a digital or displayed copy.

Representations and Modifications

Any comments received by the end of the consultation period must be considered conscientiously by the qualifying body. All representations need to be considered, but it is legitimate for the neighbourhood plan body to take a different view. Indeed, different representations may demonstrate opposing views. A planning judgement needs to be taken.

A decision will need to be made over whether or not to amend the Neighbourhood Plan in respond to each representation. The decision on whether or not to amend the plan, and the reasoning behind them, should be recorded, as this information will need to incorporated in the Consultation Statement.

Consultation Statement

The Regulations require that a Consultation Statement is prepared and submitted with a Neighbourhood Plan when the plan is sent to the District Council. The Consultation Statement must:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The qualifying body will need to agree the modifications and approve the resulting draft of the plan for submission to the local planning authority.

Environmental effects

It is a requirement that all neighbourhood plans submitted for examination be accompanied by either a strategic environmental assessment report (SEA) or a screening determination stating that the plan would not have significant environmental effects.

Local Authorities should screen emerging neighbourhood plan proposals at the earliest stage, to ascertain whether they are likely to trigger any EU directives.

Habitats Regulations Assessment (HRA) and Screening Strategic Environment Assessment (SEA) Screening

The HRA/ SEA Screening Opinion was prepared (January 2026) by CDC. CDC consulted the Environment Agency, Natural England and Historic England on the screening opinion, with a deadline of Friday 6th February for responses.

The screening opinion concluded that the draft Neighbourhood Plan does not directly impact on land use through the allocation of sites for housing or other forms of development and is therefore considered unlikely to have significant environment effects and that full SEA is not required.

Basic Conditions

The Basic Conditions an Examiner will consider for a Neighbourhood Plan are as follows:

- National policy compliance
- Contribution to achievement of sustainable development
- General conformity with “strategic policy”
- Compatible with EU obligations (e.g. SEA)
- Does not breach habitats regulations

MHCLG guidance (June 2025) on plan-making also requires:

- Clarity and certainty;
- Detailed policies map(s);

- Sufficient evidence and justification.

Comments provided by CDC will be based upon these considerations, although as above a *formal* opinion on the basic conditions cannot be made until after independent examination.

Conformity with Strategic Policy

Please note that an emerging Neighbourhood Plan can only be considered against policies in the adopted (i.e. current) Cotswold District Council Local Plan 2011-2031 (adopted in August 2018). Although a Local Plan review is underway, this currently carries no weight.

However, of note, is that as part of the Local Plan review, areas of growth are proposed to the south/ south-east of Cirencester, adjacent to the parish. This can help understand why no housing sites are proposed for allocation in the draft Neighbourhood Plan despite a district-wide and local need. There is no requirement for Neighbourhood Plans to allocate housing sites.

Comment Schedule

Policy No.	Policy Summary	CDC Comments
Objectives	<p>Built Environment Objective - To protect Siddington’s identity as a rural village settlement distinct from the nearby urban centre of Cirencester.</p> <p>Natural Environment Objective - To protect and enhance the local natural environment for the benefit of future generations including biodiversity, green and open spaces, views, and footpaths.</p> <p>Community Facilities Objective - To encourage and enhance a strong sense of community by working together to support, maintain and improve the existing facilities for all age groups.</p> <p>Traffic Impact Objective - To maintain and enhance connectivity throughout the parish on foot, bicycle, and bus to minimise traffic problems and reduce emissions.</p>	<p>Traffic impact objective. Traffic and transport tends to sit outside of the scope of a NP, except for e.g. allocating land for a car park. There are parts of S12 which are useful, but this objective seems greater than could be realistically achieved through a NP.</p>
Policy S1 – Preventing Coalescence of	This policy proposes a “green gap” restricting development, to	– Note the change of the term “designated” to “identified” as previously suggested.

<p>Siddington with Cirencester</p>	<p>prevent the coalescence of Cirencester and Siddington.</p>	<ul style="list-style-type: none"> - Note the removal of the term ‘increase’ in regards coalescence. - The policy is now worded more positively and focuses more on the physical, perceptual and visual merits of the “gap”, rather than ‘blocking’ development. - Just for the purposes of clarify, it might be worth differentiating between Siddington Parish and built form (village) of Siddington, and ensure correct terminology used throughout the document.
<p>Policy S2 – Settlement Boundary and Infill Development</p>	<p>This policy proposes a settlement boundary tight to the existing built form. Outward expansion of the settlement is specifically not supported. Infill development within the settlement boundary is supported in this policy. However, Local Plan policy DS3 (Small-Scale Residential Development in Non-Principal Settlements) already permits small-scale residential development subject to some criteria.</p>	<p>Overall, this policy gives clarity as to what constitutes ‘inside’ or ‘outside’ the settlement.</p> <p>To note, in the Local Plan any settlement with a settlement boundary is considered a principal settlement. Neighbourhood Plans should not change the spatial strategy of a Local Plan. We are assuming that Siddington intends to be a non-principal settlement with a settlement boundary, meaning the provision of Local Plan policy DS3 still applies?</p> <p>Para 6.8.3 had previously stated 82% additional homes in Siddington since WWII. England & Wales had c. 11.1m dwellings in 1945, and now has 25.6m, a 131% increase. Therefore an 82% increase is well below the national average since WWII. However, the justification now states a 452% increase in home. Can the data be provided/ evidenced?</p> <p>How does this policy support sustainable development?</p> <p>Settlement boundaries are used to discourage expansion into open countryside and encourage/ prioritise re-use of buildings, development of brownfield sites etc.</p> <p>Most settlement boundaries would be “rounded”. As drawn, it excludes a lot of potential sites that would be larger infill (within the built form) without the village extending outwards.</p> <p>Most settlement boundaries are drawn to include recent developments, such as Rural Exception Sites, or in conjunction with the allocation of a site outside an existing settlement boundary.</p> <p>Both are to support development, whereas this appears to only constrict development.</p>

		<p>As drawn this would seriously restrict sustainable development, additional housing and could jeopardise the longevity of facilities and services.</p> <p>Does Policy 1 do enough to protect coalescence, that this policy would be largely unnecessary?</p> <p>7.8.4 Implication that the NP is enabling Old Taland as a makeweight to this policy – there would already be support through planning policy if it secured the future conservation of heritage assets.</p>
Policy S3 – Housing Mix	This policy indicates the type of housing supported in the Parish, but does not make any formal requirements.	<p>Note that parts referring to Affordable Housing has been removed. This was suggested as Local Plan Policy H2 has a threshold of 11 or more, or 6-10 dwellings in rural areas, at which affordable housing contributions/ provision apply.</p> <p>In context of Policies 1 and 2, unlikely there would conceivably be a development of a size that would constitute a housing mix policy.</p> <p>The local connection criterion has also been removed as there is a Gloucestershire process for prioritising. The SG could still identify neighbouring parishes for purposes of what constitutes “local”.</p>
Policy S4 – General Design Principles	This policy supports high quality design and sets out a list of criteria which should be met by all development.	<p>Preserve or enhance is a term associated with heritage assets, just to clarify that this is intended to apply to all development.</p> <p>2 – could add ... by respecting building lines, orientation, heights, and dormer levels, where appropriate.</p> <p>5 – would this not contradict Policy 1?</p> <p>7 – all policies of the Local Plan should be adhered to where relevant. And likely to be a new policy adopted soon. Suggest deleting.</p> <p>9 and 10 are prudent, but would be better move to support text for interpretation of criterion 8, not as policy wording.</p> <p>16-25 much of these criteria are duplicate of the Local Plan. Only locally specific points adding to an existing policy will be effective. Can the SG double check these and remove where duplicate wording or same approach?</p>

Policy S5 – Old Talland School of Equitation	This policy supports development on a brownfield site, which conserves, re-uses and enhances heritage assets on the site. This is primarily a heritage and design policy and does not specifically support or seek to allocate the site for housing, for example.	As per the SEA screening response from Historic England, we would suggest trilateral work on this policy, particularly around ‘tightening up in the policy of the criteria in heritage terms’.
Policy S6 – Local Green Space Policy	This policy highlights two local green spaces that are already designated through the Local Plan.	Should read Figure 14 not 15. As (a) and (b) are already designated in the Local Plan, and they will be “passport” into the new Local Plan good to draw attention to them and indicate the boundaries in this document, but recommend deleting this policy. This would be duplicating, and their designation does not need to be assessed again.
Policy S7 – Important Views Policy	This policy identifies views considered important by the community and how to preserve them in the context of new development.	Part 4 is too strong, and not positively worded. The remainder of the policy reads well.
Policy S8 – Trees, Hedgerows and Woodland	Policy addresses protection Trees, Hedgerows and Woodland	As per comments on Policy S6, similarly this policy duplicates Local Plan policy EN7.
Policy S9 – Flooding	Policy addresses how flood risk will be assessed and managed in context of new development.	Although this has been highlighted as a key issue, nothing locally/ site specific being added to the scope/ approach of Local Plan policy EN14? Also see comments below.
Policy S10 – Sustainable Transport and Active Travel	This policy identifies new pedestrian/ cycle routes and promotes sustainable transport.	Good justification to improve connectivity and walkability. Locally specific, and details use of CIL etc. Also see comments below.
Policy S11 – Community Facilities	This policy identifies community facilities to conserve.	Still not sure how “suitable employment or service trade uses” fit into this, in part (c). Last sentence of (c) not required (duplicates 2 and c combined).

Comments from CDC Senior Conservation Officer:

The only omission I can see is that there is no reference in the document to **non-designated heritage assets**. I would therefore suggest including a paragraph after 3.3.7 which refers to listed buildings, to advise that other buildings of historic interest can be identified as non-designated heritage assets and also form an important part of the character and historic interest of Siddington. For information I include below some definitions from the Historic England Website.

Definitions

The NPPF defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are of two types: ‘designated heritage assets’, and ‘non-designated heritage assets’.

Designated heritage assets are largely designated nationally under the relevant legislation (listed buildings, scheduled monuments, registered historic parks and gardens and registered battlefields), but also include world heritage sites, which are designated by UNESCO, and conservation areas, which are designated locally under relevant legislation. Designated heritage assets, with the exception of conservation areas and World Heritage Sites, are listed in the National Heritage List for England (NHLE), the official and up-to-date database of all nationally-protected historic buildings and sites in England. Information about the different designation regimes and how to search the list can be found in the listing pages of the Historic England website. Designated heritage assets receive a greater degree of protection within the planning system than non-designated heritage assets; works to some assets, such as listed buildings and scheduled monuments, are subject to additional consent regimes. Information on conservation areas can be found on local planning authority websites.

Non-designated heritage assets are locally-identified ‘buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets’.

Non-designated heritage assets can be identified in a number of ways, including: Local heritage lists; Local and Neighbourhood Plans; Conservation area appraisals and reviews and Decision-making on planning applications.

Comments from CDC Senior Policy Officer on Flood Risk:

The policy could be more positively named e.g. **Managing Flood Risk**

The policy has elements which repeat national and Local plan policy (SuDs, betterment, prevention flooding elsewhere), but no mention of flood zones. Could cross ref perhaps to other water polices NPPF/ LP to avoid any conflict, ‘...in accordance with other relevant policies...’ Note this is mentioned in the supporting text below 6.15.1.

The intent of the policy is to reduce flood risk in the parish (alongside the strategic policy of the Local Plan). This is best stated in the supporting text ‘...within the vicinity of the development to reduce surface water run-off and mitigate against any fluvial flood risk, but also to any impact to lower lying parts of the parish (para. 6.15.5). This could be moved for clarity to the top/ introduction of the supporting text, or to help introduce the policy with a short explanation.

There is focus on attenuation in the policy (which I understand is part of a SuDs system) - is it the only possible achievable SuDs type in the NDP area? Should this be re-worded to mean SuDs in their entirety? E.g. 'Where development is proposed in an area at risk of flooding mitigation measures giving priority to the use of sustainable drainage systems (SuDS) must be included'.

'attenuation features must be accompanied by a long-term funded maintenance/management plan' is this meant to be only specific this type of SuD, and if so, perhaps why (additional information is needed in the supporting text)?

Also if SuDs are to be mentioned, I would suggest the positive 'multi-functional benefits' of SuDs: along the lines of e.g.

'Where practicable, SuDs must be designed to be multi-functional and deliver benefits for wildlife, amenity and landscape'

Is there a development size limit on the requirement for the 'Water Management Statement'? Use the supporting text to explain where the policy would apply. 'New development' suggests new build (and not extensions / change of use?).

Could remove the words '*secure arrangements for*' is not strictly necessary in clause (g)?

The supporting text mentions the SWOX and '*The Plan encourages the use of designs and technologies to reduce water usage*' but this is not referenced in the policy? E.g. '*Schemes that incorporate rainwater harvesting to capture, store and reuse grey water will be supported*'

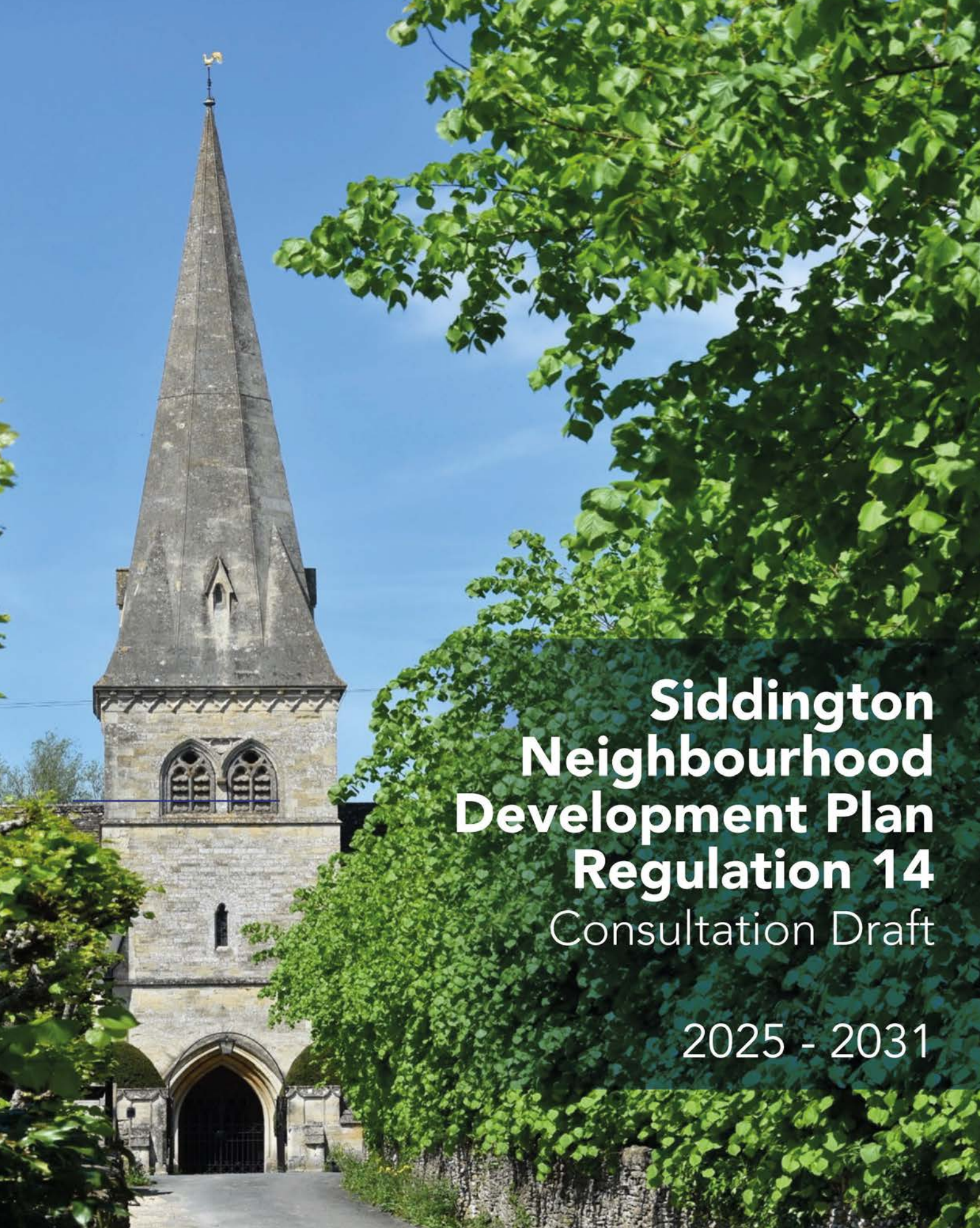
Comments from CDC Sustainable Transport Lead:

S10A I would suggest merging S10A and S10B and removing duplication. Remove S10A1, put S10A2 at the bottom of the policy. Then add “, including through proposals in point X of this policy” to S10B 2 a.

S10B 1 and 3 and 2 & 4 appear to be duplicates and different versions so should be consolidated (keeping 1 & 2).

I would also suggest they add “in line with the sustainable transport hierarchy” to S10B 2 b, along with a visual or written hierarchy such as shown here [An introduction to the sustainable travel hierarchy - Energy Saving Trust](#).

As per my comments pre-R14, the engagement and proposals on new routes is good to see.



**Siddington
Neighbourhood
Development Plan
Regulation 14
Consultation Draft**

2025 - 2031

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FOREWORD

Dear residents of Siddington,

I am delighted to present to you this draft Neighbourhood Development Plan for Siddington. This draft plan has been developed by a Steering Group of Siddington residents including members of the parish council. The Steering Group was established by the parish council in 2023. I am grateful to the members of the Steering Group whose collective efforts have produced this draft Plan, and to our appointed planning consultants, Brodie Planning Associates, for their guidance and advice.

The function of this Neighbourhood Plan is described in more detail in the document but essentially it will become part of the framework within which planning decisions on developments in the parish will be taken.

I am aware that this document is long and contains a lot of information and I apologise for that, but there are statutory requirements that we have to meet. Section 2 sets out the process for producing the Plan, Sections 3, 4 and 5 describe the parish and provide relevant information about it. Section 6 sets out the issues we have identified and the evidence on which we have relied. Section 7 contains our vision for Siddington, our objectives for the Plan and the Planning Policies that we are proposing. Section 8 deals with the future after the Plan has been approved.

Our Vision is that: Over the Plan period, the Parish of Siddington will retain its own identity as a village settlement distinct from the nearby urban centre of Cirencester and maintain its rural character and landscape setting. The community will continue to be a peaceful, friendly, and inclusive place to live with thriving facilities for all age groups. New development will be sensitively integrated into the existing settlement and contribute positively to the immediate surroundings.

To achieve this vision, we have set out four key objectives:

- Protecting Siddington's identity as a rural village distinct from Cirencester
- Protecting and enhancing the natural environment
- Supporting, maintaining and improving the facilities in the community for all age groups
- Minimising the impact of traffic by maintaining and enhancing connectivity on foot, bicycle and bus.

To achieve these objectives, we propose detailed Planning Policies, which are set out in Sections 7.7 to 7.17.

We developed our Vision, Objectives and Planning Policies reflecting the results of our consultation with the people who live in Siddington, through the household survey we conducted in 2024.

The purpose of this document is to seek your views on our Vision, Objectives and the Planning Policies. I urge you to participate by providing feedback, so that we can be sure that the Plan we put forward, after completion of this consultation, reflects the views of, and has the support of, the Siddington community.

William Underhill
Chair, Neighbourhood Plan Steering Group

1 INTRODUCTION

1.1 What is a Neighbourhood Plan and what does it do in terms of planning?

- 1.1.1 In 2011 the Localism Act gave parish councils the opportunity to prepare Neighbourhood Plans. Neighbourhood planning provides an opportunity for local people to influence the planning and development of the area in which they live and work. It gives the community a real say over local decision making, it can help to achieve goals through the planning system and can address the challenges and opportunities facing the future vitality of the parish.
- 1.1.2 Put simply, this means that the policies in any adopted Neighbourhood Development Plan (NDP) will be applied to, and considered in, any planning decisions in the parish. This may not prevent all future unwanted developments in the village, but the NDP expresses the wishes of the community and must be taken into consideration in the planning process.
- 1.1.3 When 'made' a Neighbourhood Development Plan forms part of the statutory development plan carrying equal weight in decision-making to a local plan. Planning authorities are by law required to determine planning applications and appeals in accordance with development plan policies unless a material consideration indicates otherwise. In essence, decisions on planning applications and appeals will be determined in accordance with both Local Plan and Neighbourhood Plan policies along with any other material considerations.

1.2 The Siddington Neighbourhood Plan 2025-2031

- 1.2.1 The Siddington Neighbourhood Development Plan (SNDP) has been prepared under the over-arching planning policy set out in the National Policy Planning Framework (NPPF) and relies on the policies in the Cotswold District Council (CDC) Local Plan adopted in 2018. The two plans should be regarded as complementary, with the SNDP setting out in more detail, and with more local flavour, how some of the CDC policies should be interpreted and applied in the context of Siddington Parish. The CDC (2018) LP has no allocated development sites for Siddington.
- 1.2.2 This document is the Siddington Neighbourhood Plan 'Pre-submission consultation and publicity' draft of the Plan as required under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). This draft is produced for members of the community, local employers, stakeholders, and all those with an interest in the Plan to comment on. The Consultation is open for comments for a period of 7 weeks on 22 March to midday on 10 May 2026. Section 1.6 on pages 10 and 11 provide more information on how to comment on this document.
- 1.2.3 This Regulation 14 Version of the Siddington Neighbourhood Plan 2025-31 has been produced by a Neighbourhood Planning Steering Group, under Terms of Reference delegated by the Parish Council. The Group members are Parish Councillors and volunteers resident within the parish. The Group has been guided by independent planning consultants, Brodie Planning Consultants (BPA) appointed by Siddington Parish Council.

- 1.2.4** The Neighbourhood Plan Steering Group have worked over the last 30 months to turn community concerns and aspirations into planning policies that can be used to influence future development in the parish of Siddington. When the Plan successfully progresses through all stages of the neighbourhood planning process, it will form part of the local development plan and be required to be taken into consideration by the Local Planning Authority and Planning Inspectors in the determination of planning applications and appeals in the Parish of Siddington until 2031.
- 1.2.5** With regard to decision-making (planning applications and appeals) it is important to note that CDC are unable to demonstrate a five-year supply of housing land at the present time. The available housing land supply is calculated¹ at 1.8 years when assessed against revised national requirements announced in 2025.
- 1.2.6** For decision-making, this means the 'tilted balance' under paragraph 11 d) of the NPPF is engaged. Paragraph 11 d) states that planning permission for housing should be granted unless:
- There is a strong reason for refusing the proposed development where policies of the NPPF seek to protect specific areas or assets of particular importance (for example, heritage assets, areas of environmental importance, valued landscapes or Green Belt land), or
 - any adverse impacts of so doing so would significantly and demonstrably outweigh the benefits when considered against national policy (the NPPF) as a whole.
- 1.2.7** While policies in a Neighbourhood Plan will still be considered, the weight attached to them is reduced where a five-year supply cannot be demonstrated. The extent of this weight will depend upon:
- The scale of the housing shortfall,
 - The likelihood of the shortfall being addressed in the near future, and
 - Whether the wider spatial strategy for housing remains robust.
- 1.2.8** Accordingly, the Neighbourhood Plan continues to be a material consideration in decision-making, but the absence of a five-year housing land supply means that national policy in favour of sustainable housing development will carry greater weight.²
- 1.2.9** It is important that the Neighbourhood Plan addresses the concerns and aspirations of those that currently reside and work in the parish and takes opportunities to influence, where possible, future development. A household survey (questionnaire) was undertaken in June 2024. The survey identified that local residents' greatest concern was maintaining the identity of Siddington as a rural village separate from the main urban centre of Cirencester which lies approximately 0.5 kilometres to the north.

¹ [Housing Land Supply Report – May 2025](#)

² [Housing Land Supply Report – May 2025](#)

1.2.10 The Steering Group has therefore developed policies that seek to retain the rural identity of Siddington as a settlement separate from nearby Cirencester.

1.3 Financial benefits of having an adopted Neighbourhood Plan

1.3.1 Having an adopted Neighbourhood Plan means that our Parish Council will receive a greater proportion of the Community Infrastructure Levy, commonly known as CIL. CIL is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area³. Put simply, this means, with an adopted Neighbourhood Plan in place, our parish receives more money to spend on things like community centres, social care, pavements, cycleways, flood defences, highways, play areas, public open space etc.

1.3.2 Where a parish does not have a Neighbourhood Plan in place, the parish council will receive only 15% of the CIL funds and there is a cap at a maximum of £100 per existing council tax dwelling per year.

1.3.3 In parishes that do have an adopted Neighbourhood Plan, 25% of CIL funds will be passed to the parish and this CIL apportionment does not have an annual cap. This means that having a Neighbourhood Plan in place entitles us to more than one and a half times the amount of CIL money that we would otherwise be entitled to, and we would not be subject to a limitation on the amount we could receive.

1.4 Summary of what is in our Neighbourhood Plan

1.4.1 The underpinning objectives of the plan have been informed by our household survey which was completed by 21.7% of households comprising 176 parishioners. This is a robust return rate, particularly when a 20% completion rate is typically considered good.

1.4.2 Note that results from the community engagement are contained in more detail in the Consultation Statement that is produced alongside the Plan⁴.

1.4.3 This pre-submission consultation draft of the Siddington Neighbourhood Plan contains policies to address the key objectives identified as being most important to the community:

- To maintain the identity of Siddington as a rural village distinct from Cirencester.
- To protect key views, green spaces, and the wider natural environment that contribute to the village's character and biodiversity.
- To influence the location and design of new housing so it is appropriately integrated into the parish and respects its rural setting.
- To minimise flood risk by encouraging sustainable drainage.

³ PPG Paragraph: 001 Reference ID: 25-001-20190901 Revision date: 01 09 2019

⁴ Siddington Neighbourhood Plan Consultation Statement

- To protect and enhance local biodiversity, open spaces, and the network of footpaths for the benefit of residents and future generations. To support, maintain, and improve community facilities.
- To maintain and enhance sustainable connectivity while trying to minimise traffic impacts and emissions.

THE PROCESS

1.5 The Statutory Process

1.5.1 The production of a Neighbourhood Plan must follow a statutory process as depicted below. Note that, as per the diagram, we are currently in the formal consultation period.

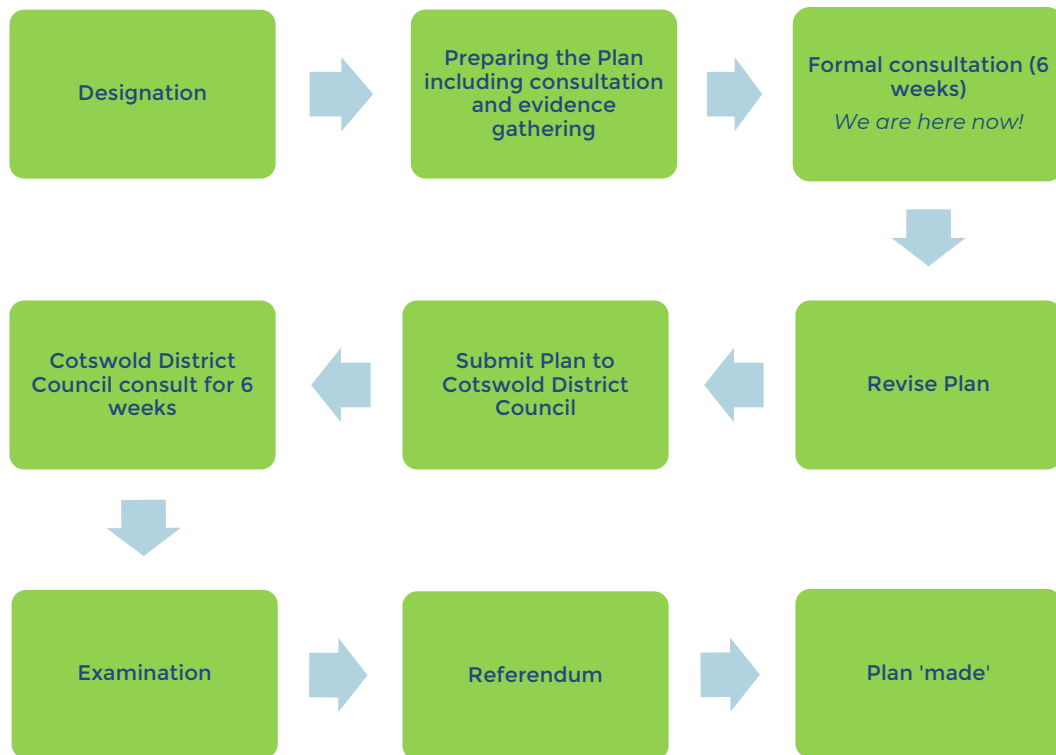


Figure 1 The Neighbourhood Plan Preparation Process

1.5.2 Consultation and Engagement

The various stages of the Siddington Neighbourhood Plan process that have been undertaken to date are detailed in the Consultation Statement.

Below provides a summary:

Date	Activity
April 2022	Parish Council decided to commence formally on the route to producing a Neighbourhood Plan based on concerns over minimal input opportunity for the community on development sites in the parish.
October 2022	The Parish Council established a small Steering Group which comprised councillors and local residents; membership of this group has evolved over time, but core members have continued to meet regularly over the past three years to produce the Plan and to report back to the Parish Council. Individuals with specialist interests contributed at relevant stages of the process.
June 2023	The Parish Council formally applied to Cotswold District Council to designate the whole of the parish as a Neighbourhood Plan area; this was subsequently approved.
December 2023	Parish Council instructed Brodie Planning Associates (BPA) who are independent planning consultants, to guide the preparation of the Plan and to provide professional planning advice.
June 2024	Household survey questionnaires were delivered to every household, posters published, with replies from 21.7% of households, comprising 176 parishioners.
Spring 2026 (NOW)	<p>We have used local opinions to shape the content of the Plan and have undertaken extensive research to support our policy development.</p> <p>We are now able to share this consultation draft of the Plan with you and hope that you take the opportunity to tell us what you think.</p>

1.6 What's Next? Your Chance to Comment on the Draft & Help Shape the Final Plan

1.6.1 This consultation draft of the Siddington Neighbourhood Plan has been informed and compiled by the results of the household survey. A significant amount of research and evidence gathering has been undertaken by the Steering Group and planning consultants BPA in getting this far so please do take the time to let us know your thoughts; it is highly important that the Plan reflects the local community's views.

1.6.2 The formal 7-week consultation period will commence on 22 March and complete at midday on 10 May 2026. This consultation period will be launched with a public presentation in the Siddington Village Hall at 1430 on 29 March.

1.6.3 The Plan can be inspected online at [Neighbourhood Plan – Siddington PC](#) and hard copies of the Plan will also be available for inspection on request. It will also be sent by email to all those who have provided their details to the Steering Committee.

1.6.4 If you would like to comment on this Consultation Draft of the Siddington Parish Neighbourhood Plan, then please do one of the following:

- Fill in the online response form that is available to complete at <https://eu.surveymars.com/q/dUgk5YGOy>. This is the preferred option.
- Complete the paper form delivered to your house and either leave it in the collection box at the Siddington Post Office or ask for it to be collected by phoning **Mike Barge** on **07410 395015**.
- Scan and email your response form to siddingtonndp@outlook.com.

1.6.5 All responses received with name, postcode and organisation (if applicable) will be reviewed as part of the formal consultation process. Any appropriate changes to the Siddington Neighbourhood Plan will be made before submitting it to Cotswold District Council.

1.6.6 Cotswold District Council will then carry out a subsequent statutory six-week consultation⁵ during which any further comments are invited. It is worth noting, this is a final opportunity for comments to be made on the draft Plan.

1.6.7 At the end of the consultation period, Cotswold District Council in consultation with the steering group will appoint an independent examiner. The Examiner will then consider the plan, and any representations received from the consultation. The independent examiner is tasked with and limited to considering whether the Plan meets the basic conditions, namely that, a plan must:

- Conform with UK Law, including retained EU obligations (such as environmental requirements, including the Strategic Environmental Assessment (SEA) and Habitats Regulations).
- Conform with the requirements of Chapter 8 Part 6 of the Conservation of Habitats and Species Regulations 2017;
- Conform with the National Planning Policy Framework 2024 (NPPF);
- Be in general conformity with the strategic policies of the Local Development Plan, the Cotswold District Local Plan (CDLP); and
- Contribute to sustainable development.
- The independent examiner will prepare a report that can recommend that the Plan:
 - proceeds to local referendum;
 - proceeds to local referendum with appropriate modifications; or
 - does not meet the basic conditions and should not proceed to referendum.

⁵ Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

- 1.6.8** If the plan proceeds to referendum, Cotswold District Council will organise for a parish referendum to take place; this is a public vote where all parishioners on the electoral roll are invited to vote on the Plan.
- 1.6.9** If the majority vote is in favour, the Plan can proceed to the final stages (formal adoption or be 'made') to form part of Cotswold District's statutory Development Plan. This essentially means that the Siddington Neighbourhood Plan will carry legal weight in decision-making and must be taken into account in the determination of planning applications and appeals within the designated neighbourhood plan area: Siddington Parish.

2 SIDDINGTON PARISH NEIGHBOURHOOD PLAN BOUNDARY

- 2.1.1** The whole of the parish of Siddington (Figure 2) has been formally designated as a Neighbourhood Area through an application made on 12 June 2023 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Cotswold District Council on 30 June 2023
- 2.1.2** The parish includes the village of Siddington, as well as the new development at Severell's Field, and parts of contiguous Cirencester that are within the parish boundary. Surrounding countryside makes up most of the parish which covers approximately 863 hectares.

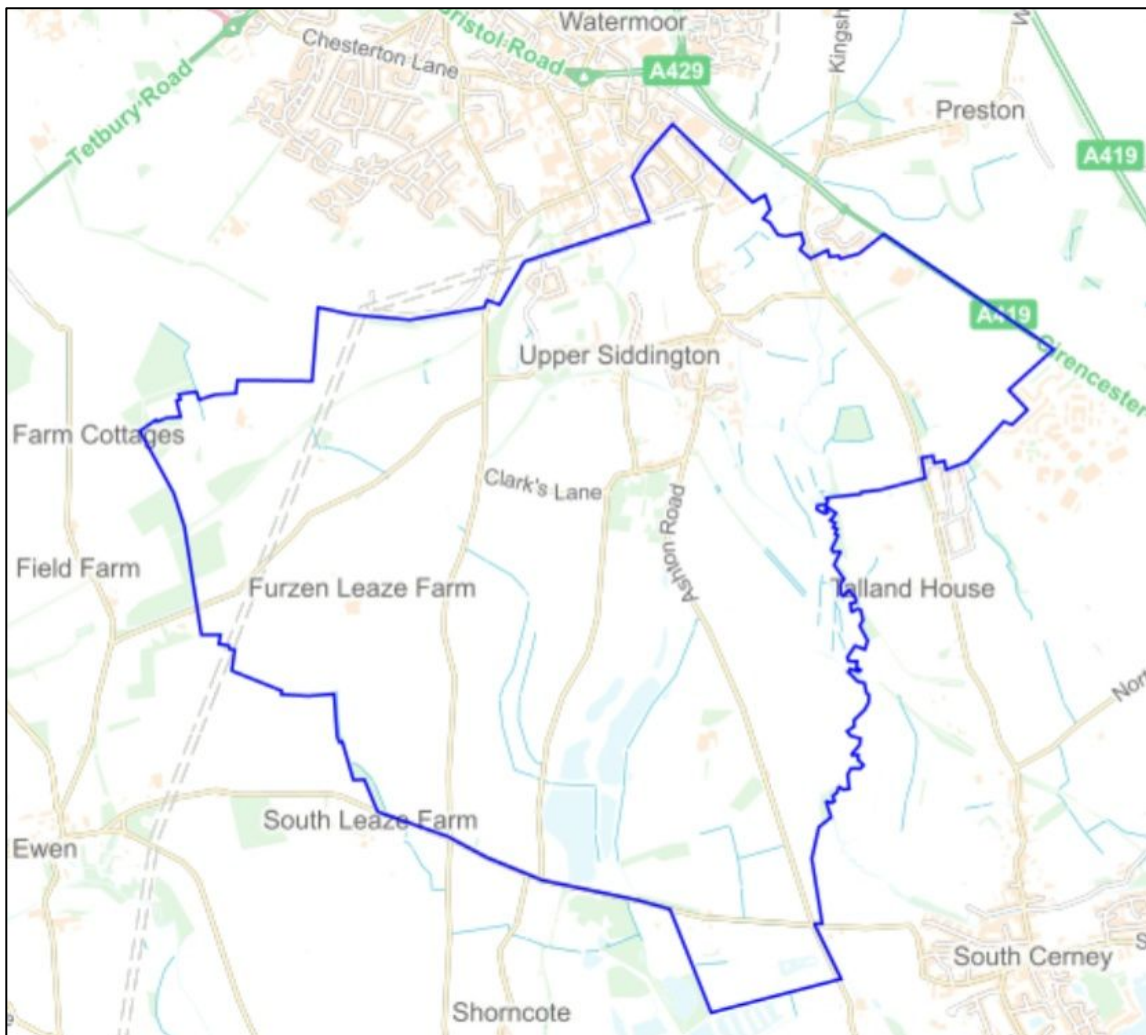


Figure 2 Siddington Neighbourhood Plan Area. (Source: Cotswold District Council)

3 SIDDINGTON PARISH

3.1 Village Location

- 3.1.1** Siddington is a rural village in Gloucestershire, located within close proximity to the main urban centre of Cirencester, in the Churn Valley. Situated adjacent to the setting of the Cotswold National Landscape with its renowned local vernacular, it is an attractive place to live and work.
- 3.1.2** There are also two separate northern enclaves. Spire View, Cherry Tree Drive, North Hill Road and Wildwood Park, are contiguous with the settlement of Cirencester but are an important if separate part of the parish. The development at Severell's field is close to but separated from both Cirencester and the village of Siddington and is also a valued part of the parish.

3.2 Why People Like Living in Siddington

- 3.2.1** Residents responding to the NDP Questionnaire identified Siddington's attractive rural location, easy access to the surrounding countryside via a network of footpaths, and the green spaces within the village (mentioned by 71% of respondents) as key attractions. It was also felt by the respondents that Siddington's setting combines the benefits of peaceful rural living with proximity to Cirencester whilst having good transport links to the wider region (53%). Peace and quiet (37%), a strong community spirit (37%), and the village's clearly defined boundaries whilst having a true village feel (22%) were also valued by the respondents.
- 3.2.2** When ranking the most important aspects of life in Siddington, 95% considered a peaceful and safe neighbourhood to be "Very Important" (with the remaining 5% rating it "Important"), 91% rated the surrounding countryside as "Very Important" (9% "Important"), and community spirit was valued as "Very Important" by 55% and "Important" by 42%.

3.3 What Makes Siddington Special

- 3.3.1** Siddington enjoys rural village surroundings while still being close enough to Cirencester to benefit from all that this thriving town has to offer in terms of retail, services and culture.
- 3.3.2** The Cotswold Water Park SSSI is partly within the parish, and the Cotswold National Landscape (formerly known as the Cotswolds Area of Outstanding Natural Beauty) is less than 1 mile northwest of Siddington. Part of the Kemble and Ewen Special Landscape Area is within the western edges of the parish.
- 3.3.3** The parish has been shaped by agriculture over the centuries, and sheep and arable farming still help to retain a picturesque landscape for villagers to enjoy. Horse ownership is popular and there is an extensive livery yard on the outskirts of the village.

- 3.3.4** The open countryside, green spaces, hedgerows, and trees across the Parish play a vital role in shaping its character, something highly valued by the local community. They also provide important wildlife habitats, help to mitigate the effects of climate change, and offer spaces for recreation.
- 3.3.5** The rural surroundings support a variety of wildlife. Farmland species include Barn Owl and the small mammals it predated. Skylark and Yellowhammer, Redwings, Ravens, Red kites, Buzzards and Swifts are regularly heard or seen flying over. Local farm buildings including those at Furzen Leaze and Plummers Farm host nesting Swallows. The houses and gardens of the village support House Martins, Slow Worm and Hedgehog. The combination of woodland patches, green corridors and waterways also support several bat species as well as Otter, Water Vole, Grey Heron, Little Egret and Kingfisher.
- 3.3.6** Waterways are very evident in and around Siddington: the River Churn and its associated water meadows, and the disused Thames and Severn Canal. The canal retains some water locally even in summer and provides a ribbon of vegetation and wildlife through the parish. The many walkers on the towpath can also enjoy a stunning example of industrial archaeology in the flight of locks within the village.
- 3.3.7** The built environment is characterised by a variety of traditional and modern buildings, including Cotswold cottages and 20 listed buildings of architectural and historic interest.
- 3.3.8** There is a network of public footpaths and bridleways in the village including the Thames and Severn Way, a well-used Long-Distance Path.

3.4 Siddington: A Brief History

- 3.4.1** Archaeological evidence shows that Siddington has been occupied since the Neolithic period with further settlement in the Bronze and Iron Ages. With Corinium (Cirencester) nearby and a Roman road (the Ermin Way) forming part of the parish border, it is unsurprising that a number of Romano/British settlements have been found near the Ermin Way, and to the west and the south of the parish.
- 3.4.2** The first written records start with the Domesday Book in 1086. At that time, the village of Sudintone consisted of five manors covering an area of 20 hides -around 1500 to 2000 acres. (Today Siddington covers just over 2100 acres). 46 households were recorded, putting it in the top fifth of English settlements as regards population.
- 3.4.3** St Peter's Church was founded in the Norman period and was extended in c1470. It underwent restoration in 1864 when a prominent spire was added. Next to the church stands one of the oldest tithe barns in the country dating from the mid-13th century, when the manor was given to the Knights Templar of St John.
- 3.4.4** Not far from St Peter's is to be found Roberts House, the former home of John Roberts (1619-83), one of the founding members of the Quaker movement.

- 3.4.5** There used to be a second church in the village, St Mary's Upper, but it was demolished in 1778 and some of its masonry was used to construct the rectory and the school which opened in 1860. Both buildings are still to be found near the site of the old church.
- 3.4.6** Agriculture has played a prominent part in village life with sheep farming underpinning the economic growth of the Cotswolds from the 12th to the 15th century. Sheep are still farmed today, but arable farming is widespread, and horse pasture can be found throughout the parish.
- 3.4.7** In the 1780s, during the Industrial Revolution, the Thames and Severn Canal was constructed through the parish, and a flight of locks was built in the centre of the village to begin the canal's descent from its summit pound towards the River Thames. Immediately west of the top lock was a wharf and basin where a short canal arm led north into Cirencester. There were numerous structural problems with the canal resulting in it never being a financial success and it was eventually abandoned in 1927. The locks and various sections of the canal remain a highly visible reminder of the village's role in the Industrial Revolution.
- 3.4.8** Railways arrived in Siddington in 1841 when the Cirencester branch line was opened between Cirencester and Kemble. In 1883 the Swindon and Cheltenham Extension Railway, later becoming the Midland and Southwestern Junction Railway, opened between Cirencester and Swindon. Both railways were removed in the 1960s but their trackways still largely remain.
- 3.4.9** Early industries in Siddington included brickmaking and quarrying followed later in the twentieth century by gravel extraction. The village had a water-driven corn mill, and a windmill was built in the late 18th century. Both buildings still remain having been converted into residences.
- 3.4.10** Prior to 1900 the village was small and compact, and it almost doubled in size in the years between 1900 and 1939. The second half of the twentieth century saw a 291% growth in the housing stock with social and private ownership housing estates being built. The character of the area was not reflected in scheme design in some of these developments, which 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 scale.
- 3.4.11** In the period 2000 to 2025, a further 136 houses have been built mainly comprising private estates of detached and semi-detached houses, some of which have been designed to reflect the local vernacular architecture.

3.5 Village Character

- 3.5.1** The parish is characterised by its rural setting with open countryside surrounding the central settlement.

- 3.5.2** Siddington has four distinct parts. The original part of the village around the church, Siddington Manor, Church Farm and the tithe barn form a distinctive, historic and pleasant group of buildings set in the valley bottom between pasture and mature trees.
- 3.5.3** The main part of the village lies approximately 100 metres south along Ashton Road, where a cluster of terraced houses and the Post Office/shop are located. From this area, the village has expanded southward through a combination of ribbon development and small cul-de-sac housing estates constructed between the 1950s and 1970s. These are interspersed with older, traditional stone-built properties and a substantial area of allotments. One notable development is Frazier’s Folly, a 1960s/70s estate surrounding Siddington Hall, which has since been converted into flats. To the southeast, the village is bordered by Plummers Farm—a traditional Cotswold farmhouse—along with its adjacent fields, paddocks, and the River Churn, which collectively define the village’s southeastern edge.
- 3.5.4** Park Way links Ashton Road to Upper Siddington, ascending a gentle valley slope lined with a loosely arranged collection of older houses and cottages extending up to Barton Farm. Off this road, Pound Close—a partially single-sided local authority housing development—runs northward along the valley side. Its alignment follows the partly filled-in canal spur to Cirencester. At the heart of the village, the playing fields provide a vital green space, functioning as a village green that offers opportunities for exercise, recreation, and a pleasant outlook for adjacent properties. Situated behind the playing fields, a flight of canal locks and a turning basin remain as lasting features of the historic Thames and Severn Canal.
- 3.5.5** Additional housing, located beyond the main built-up area of the village is situated at Nursery View. This development backs onto a disused quarry and faces a defunct nursery to the south of the village.
- 3.5.6** The northern section of the parish lies in the outskirts of Cirencester and is separated from the village by a green gap. Cherry Tree Drive was mainly built in the 1970s and 80s. North Hill Road is an older development built in the 1950s and 60s and has 47 properties. Spire View, a development of 55 dwellings, on the west side of Siddington Road was completed in 2016.
- 3.5.7** Severell’s Field, comprising 88 properties, was completed in 2024. This mixed development of detached and semi-detached houses and apartments is designed in loose accordance with the local vernacular style. It is located outside the core of the village, in closer proximity to the Love Lane Industrial Estate in Cirencester. This development was allowed on appeal on 13 June 2017 – application: Ref: APP/F1610/16/W/3151754.

3.6 Relationship of Village with Surrounding Landscape

- 3.6.1** The settlement has the following key relationships with the surrounding landscape.

3.6.2 Positive:

- The church and surrounding buildings sit well in the valley bottom and retain key elements of the development of the village from the Middle Ages;
- The eastern edge of the village is enclosed by trees and relates well to, and is limited by the floodplain and water courses;
- The rural approach from the south is unspoilt with a loose association between the older buildings, farmland and substantial tree cover;
- The main approach from the west has a rural feel with the road running through hedgerows. On entering the built form of the cohesive village, there is a pleasant association of older buildings and gardens;
- The trees of the railway embankment and defunct canal provide enclosure and a backdrop to the village.
- The pasture to the north of the village is managed as hay meadow and makes an attractive setting, rich in wildflowers in Spring and early summer.

3.6.3 Negative:

- The northern approach is spoilt by the view of housing on Park Way which presents a homogenous, monotonous suburban edge and by a park home estate;
- The approach from the south has been adversely affected by the construction of a solar farm, although most of it is screened by mature hedgerows;
- The main approach from the west, at the top of Park Way has been urbanised by the building of Severell's Field, although the visual effect has been mitigated by some existing mature hedgerow screening.

3.7 Landscape Character

3.7.1 Natural England has divided the country up into 159 areas with similar landscape character, which are called National Character Areas (NCAs). Gloucestershire County Council has added further subdivisions referred to as Local Character Areas (LCAs)

3.7.2 Siddington is located on the edge of the Upper Thames Clay Vales, 108, bordering the Cotswold National Character Area (107) to the north which encompasses Cirencester. The northern and western parts of the settlement and environs are located within the Dip Slope Lowland landscape type in the Kemble Dip Slope LCA. The southern and eastern environs lie in the River Basin Lowland landscape type in the Somerford Keynes LCA.

- 3.7.3** The dip slope land is primarily arable with medium to large fields. Hedgerows are well maintained and feature occasional hedgerow trees. There are numerous trees in belts and copses and along the defunct canal and railway. There are substantial tree belts enclosing the village, including mature trees in the disused nursery at Nursery View, and the limes and chestnuts flanking the canal.
- 3.7.4** The water meadows of the Churn flood regularly in winter with the river bursting its banks sending floodwater across the floodplain and inundating the fields for extended periods.
- 3.7.5** The Cotswold Area of Outstanding Natural Beauty is less than 1 mile northwest of Siddington, and the Cotswold Water Park SSSI is partly within the parish. Part of the Kemble and Ewen Special Landscape Area is within the western borders of the parish.

3.8 The Natural Environment

- 3.8.1** The parish has been shaped by agriculture over the centuries, and sheep and arable farming still help to retain a picturesque landscape for villagers to enjoy. Horse ownership is popular and there is an extensive livery yard on the outskirts of the village.
- 3.8.2** The open countryside, green spaces, hedgerows and trees throughout the Parish all contribute not only to the character of the area, which is important to the local community, but they are also critical as a habitat, they help mitigate the effects of climate change and they provide a space for recreation.
- 3.8.3** Waterways are very evident in and around Siddington with the River Churn and its associated water meadows, and the disused Thames and Severn Canal. Although little water remains in the canal, it still provides a ribbon of vegetation and wildlife through the parish and provides a stunning example of industrial archaeology in the flight of locks within the village.

Protected Habitats

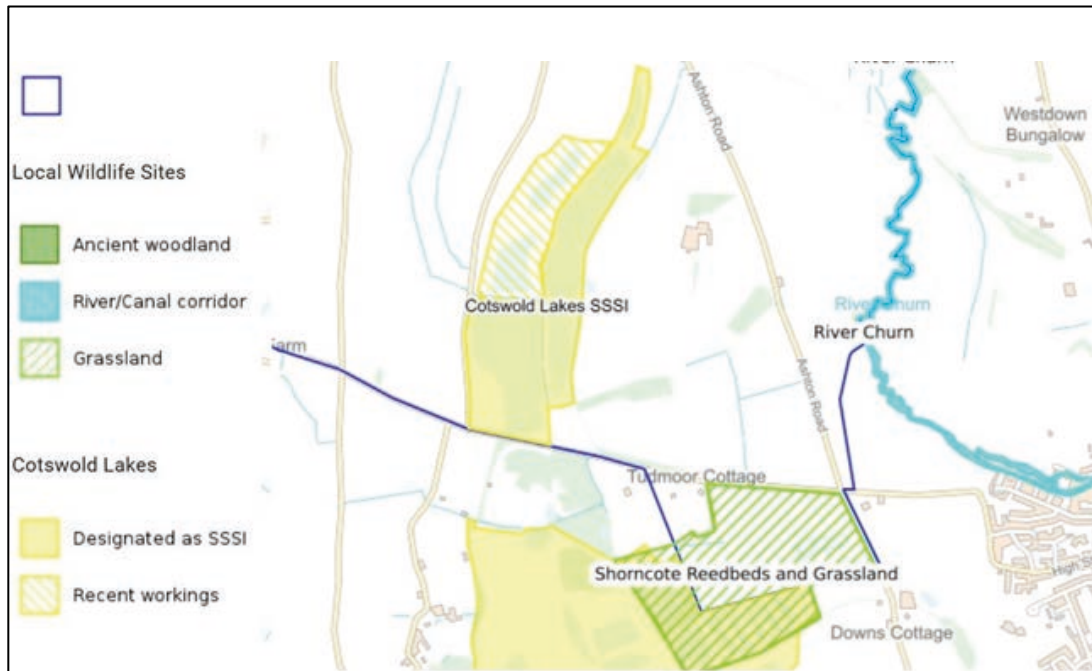
- 3.8.4** Siddington parish includes five areas recognised for the importance of their habitats and wildlife. Protection of these sites is supported by CDC Policy EN9.

Cotswold Lakes SSSI

- 3.8.5** The Cotswold Lakes has been designated as a Site of Special Scientific Interest by Natural England. It covers over 2,000 hectares straddling three counties and includes 25 hectares in the south of Siddington parish. An SSSI is the highest national designation for nature protection and restricts both development within the SSSI and in adjacent areas which could have a negative impact.
- 3.8.6** Cotswold Lakes SSSI has been designated for its national importance including for the numbers and diversity of breeding and non-breeding birds of open water, margins and scrub (Natural England, January 2021).

3.8.7 The designated areas include gravel pits as well as margins typically extending up to boundaries such as hedgerows, ditch lines, and tracks.

3.8.8 Gravel workings continue within the water park including in Siddington parish. An additional area of recent workings next to the SSI designation covering 10 hectares is shown below as it may become part of the SSSI when its boundaries are updated.



Local Wildlife Sites

3.8.9 Part of Shorcote Local Wildlife Site within Siddington parish is rough grassland with deep ditches and is selected for its importance in connecting habitats as well as bird assemblages. It has been regularly used by nesting Barn owls who hunt for small mammals in the grassland. The adjacent reedbeds are in the neighbouring parish of Somerford Keynes and Shorcote.

3.8.10 The River Churn corridor is designated along its entire length including through the parish, from the northern boundary with Preston and to form the eastern boundary shared with South Cerney parish. It has been designated for its riparian mammals. Local species of conservation concern include Watervole as well as Otter and Dipper. The river also offers sightings of Kingfisher and supports various breeding birds including warblers as well as common freshwater fish species.

3.8.11 The Canal at Siddington from Ashton Road to the Churn is also designated as a Local Wildlife Site as supporting habitat for mammals. There is water in the canal seasonally and it supports many riparian plant species which provide habitat and food used by Water Voles.

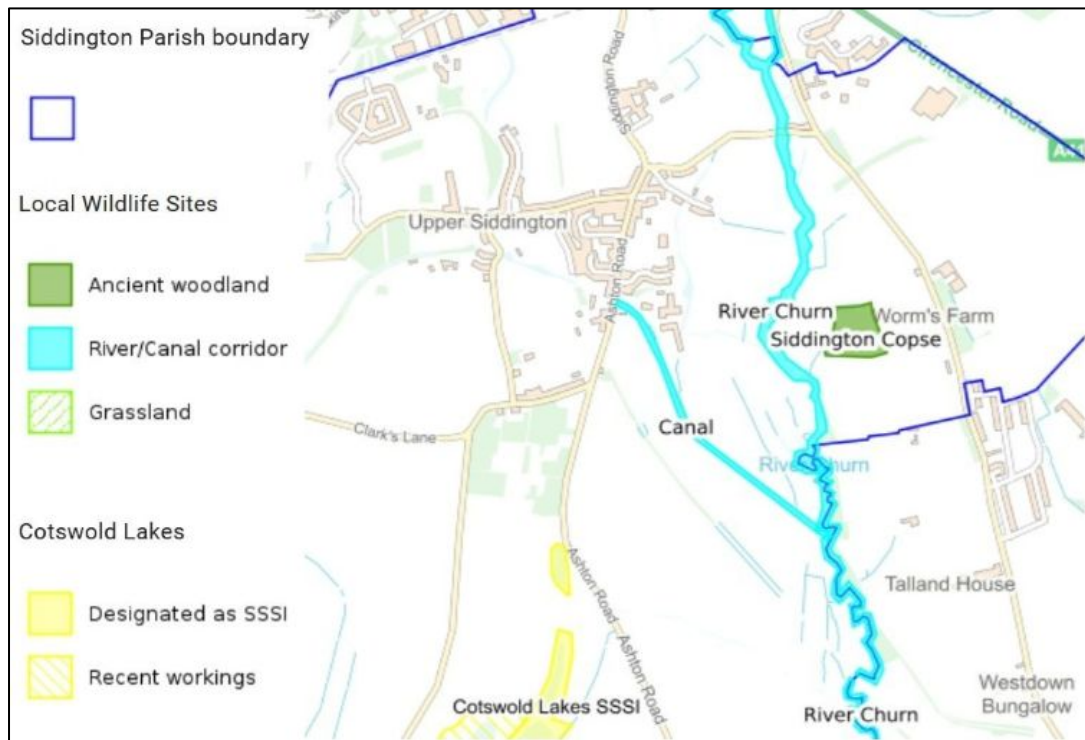


Figure 4 Local wildlife sites to the east of the village

3.8.12 Siddington Copse is Ancient Woodland, also registered as a Local Wildlife Site. It covers an area of 2 hectares and is broad-leaved woodland. It is classified as 'Ancient Replanted Woodland' in Natural England's Ancient Woodland inventory.

3.8.13 In addition to the registered Ancient Woodland at Siddington copse, there are several other wooded areas which provide valuable habitat as well as contributing to connectivity. These include several larger copses in the NW of the parish, and newer planting by Nursery View, in Severell's Field, near the western end of Parkway, and northwest of Pound Close.

Green Corridors and Hedgerows

3.8.14 Two disused railway lines and the former canal cross the parish and form substantial wildlife corridors as long sections are lined on both sides with trees or hedgerows, creating a broad green corridor, typically 10m wide or more.

3.8.15 Much of Siddington parish is farmland and there is a network of hedgerows lining the fields and roads which also provide important connectivity. The presence of veteran trees indicates a historically well-established field pattern, and many sections of hedgerow are likely to be species rich, supporting biodiversity.

3.8.16 The former Cirencester-Kemble railway crosses the northwest corner of the parish. The old Swindon-Cirencester Railway crosses the northeast corner of the parish and passes through the village of Siddington.

- 3.8.17** The line of the canal is protected by CDC Policy SP3 as are its historic structures. The former canal runs east-west across the parish and much of it, including part of the spur to Cirencester, also form wildlife corridors. The canal channel remains intact through Siddington village and to the east, but west of Spratsgate Lane, much of the line has been buried and/or become farmland. There are several locks, spillways and a humpback bridge on the canal in Siddington village. These are interesting and attractive cultural features that link to the history of Siddington and the region.

- 3.8.18** Within Siddington village and from Ashton Road to the river, both the canal and railway are also footpaths and have additional value as green infrastructure.

- 3.8.19** The River Churn also forms a green corridor. The wider connectivity, including between the river and woodland is likely to be of particular value to the 5 bat species recorded locally.

- 3.8.20** Canal Lane and Green Lane are quiet roads with very low traffic, with grass verges and hedgerows either side and also represent green infrastructure.

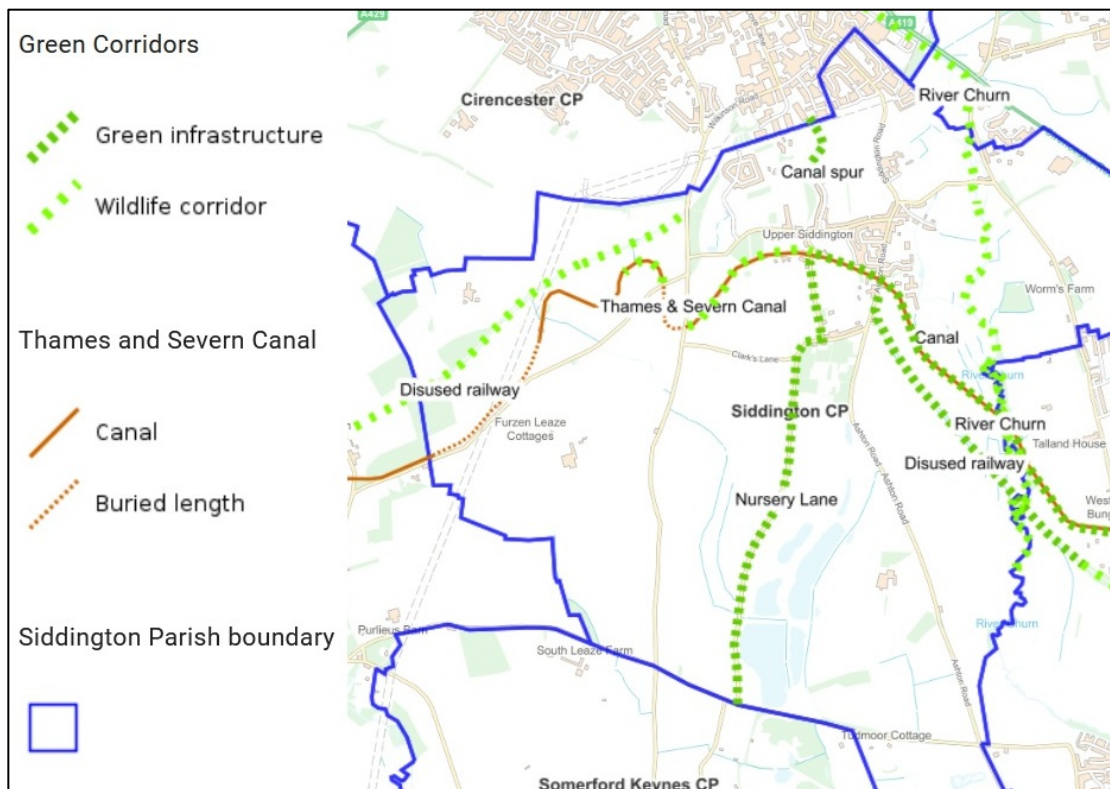


Figure 5 Green Corridors in and around Siddington

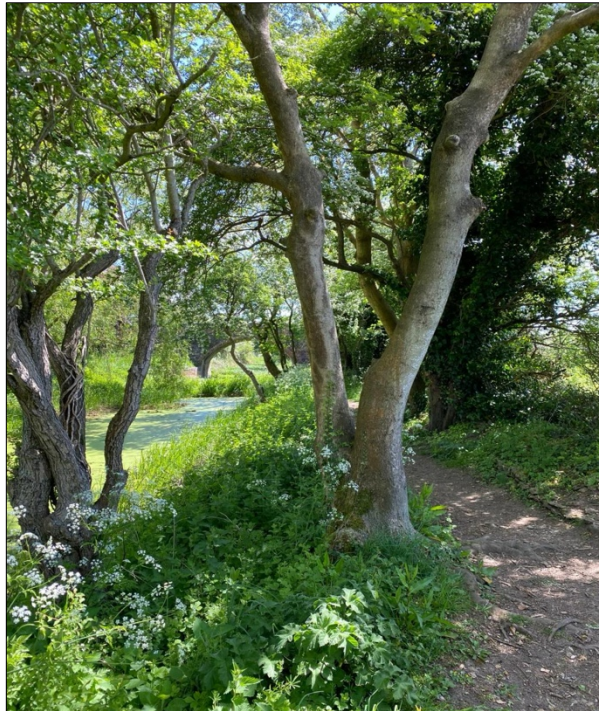


Figure 6 Severn Thames Canal footpath and green corridor

Trees, Hedgerows and Woodlands

- 3.8.21** Ancient and Veteran trees are irreplaceable habitats that should be protected according to the NPPF (para 193c). Policy EN7 of the CDC Local Plan states that veteran trees as well as trees and hedgerows of high landscape, amenity, ecological or historical value should be conserved and that any removal of trees and hedgerows should require compensatory planting.
- 3.8.22** Paragraph 192 of the NPPF refers to the importance of safeguarding wider ecological networks, including sites designated for biodiversity and the connectivity between them in the form of wildlife or green corridors. Policy EN8 (CDC Local Plan) supports the conservation and enhancement of habitat connectivity.
- 3.8.23** Siddington parish has numerous notable trees, including about 75 which are large enough to be considered veterans with a girth of 3m or more (Royal Forestry Society) though none have reached 6m girth which indicates an ancient tree.

3.8.24 The oldest tree in the parish is likely to be a majestic oak of 5m girth on the path from Severell's Field to Siddington School. Many of Siddington's notable trees are oaks with a number of them being found on Furzen Leaze and Dryleaze farms.



Figure 7 The oldest tree in the parish – a mighty oak

3.8.25 Also of particular note are 4 mature black poplars on the Churn just downstream of the crossing with the canal. Black poplars are of conservation interest as they are probably Britain's rarest native broadleaf tree (Forestry Commission, Research Note 239).



Figure 8 Black poplars on the Churn

- 3.8.26** Other notable trees include a copper beech at the entrance to Dryleaze Farm and another in the garden of Siddington Manor.
- 3.8.27** There is a line of 12 common lime trees of approximately 3m girth on the canal side by Plummers Farm which are protected by Tree Preservation Orders.
- 3.8.28** More than 70 notable trees measuring 3m girth or more were recorded in a survey based on a visual assessment carried out from publicly accessible land by a local naturalist in 2025. Their locations, species and size are recorded in Appendix F.
- 3.8.29** Any development that would involve removing a notable tree should first assess its status and take account of the protection accorded.
- 3.8.30** There may be further veteran trees, remote from public access on farmland or the green corridors.

3.9 Relationship of Village to Nearby Developments in Neighbouring Parishes

- 3.9.1** Important to understanding the parish's development context to 2031 is the development of a substantial new neighbourhood for Cirencester. The Steadings is currently under construction and will consist of 2350 houses plus employment and workspace areas. This development lies within the Cirencester Town Council area but is immediately adjacent to the northwestern boundary of Siddington parish and within 400 metres of the edge of Siddington village.
- 3.9.2** Siddington Park is being built 500 metres to the northeast of Siddington village and sits just inside the parish of Preston. Phase 1, comprising 123 retirement apartments, has recently been completed. A planning application for Phase 2, comprising an additional 56 apartments has recently been refused.
- 3.9.3** Also, on the northeastern border of the parish, outline planning permission has been given (June 2025) subject to reserved matters applications including flood risk, for the construction of 280 houses off Kingshill Lane. This site is located 400 metres from the Siddington parish boundary in the Preston Parish Council area.
- 3.9.4** The combination of these developments is likely to add further pressure on local infrastructure such as water supply, as well as on sewers and sewage treatment. Siddington is dependent on the sewers coming out of Cirencester which already experience multiple incidents of sewage discharge in lowest-lying areas each winter.
- 3.9.5** The local sewage treatment works at Shorcote is already overloaded and has the worst record in Gloucestershire for discharging overflows. In 2024, overflows occurred over 4460 hours, equivalent to 186 days a year.
- 3.9.6** The traffic impact of these extensive developments is yet unclear, but the village is likely to be used as 'rat-run between Spratsgate Lane, Ashton Road and the A419.

3.10 The Development of the Village and Parish Since the Second World War

- 3.10.1** Census data for the Parish of Siddington from 1900 onwards shows a significant growth in domestic property. In 1900 the Census showed 121 properties and with little growth over the next 50 years, the 1951 Census showed just 139 properties. There was considerable growth in the post second World War period and by the 2001 Census, 544 properties were listed. The 2021 Census showed a small increase to 588 properties and since then 91 houses have been built, with 88 of these being located in the Severell's Field development. This represents an increase in households of 452%. The majority of homes in the Parish are located in the village of Siddington, comprising Siddington and Upper Siddington, while approximately 31% are located in North Siddington which adjoins Cirencester.
- 3.10.2** The rapid growth in building since the Second World War led to the loss of important green spaces and views within the village. There were also a number of unsuitable developments in the post war period where no attempt was made to match the vernacular of Cotswold rural design and where housing density has been inappropriate for a rural village.

4 SIDDINGTON PROFILE

4.1 Population

- 4.1.1** Data extracted from the 2021 Census for Gloucestershire County Council by Oxford Consultants for Social Inclusion (OCSI), identified that the population of the Parish of Siddington was 1,350 comprising 588 households. This equates to 2.3 persons per household. Since the 2021 Census, the population has increased further with the addition of 95 houses.
- 4.1.2** The population of Siddington has grown by 8.1% over the period 2011 to 2021 compared with 8.9% in Gloucestershire as a whole and 6.3% in England. Since 2021 there has been an increase in households of 95 which, using an average household figure of 2.3 people, gives an estimate for population growth in Siddington of a further 218 people. (16%).
- 4.1.3** The ONS Mid-Year Estimates for 2020 showed that the 65+ age group comprised 379 people (28.1% of the Siddington population) and this was much higher than the figure for Gloucestershire (22%) and England (18.4%). It does however conform to the figure for the Cotswold District which was 27%. Figures for the 0-15 age group were 224 people (16.6%) and for the 16-64 age group, 747 people (55.3%).

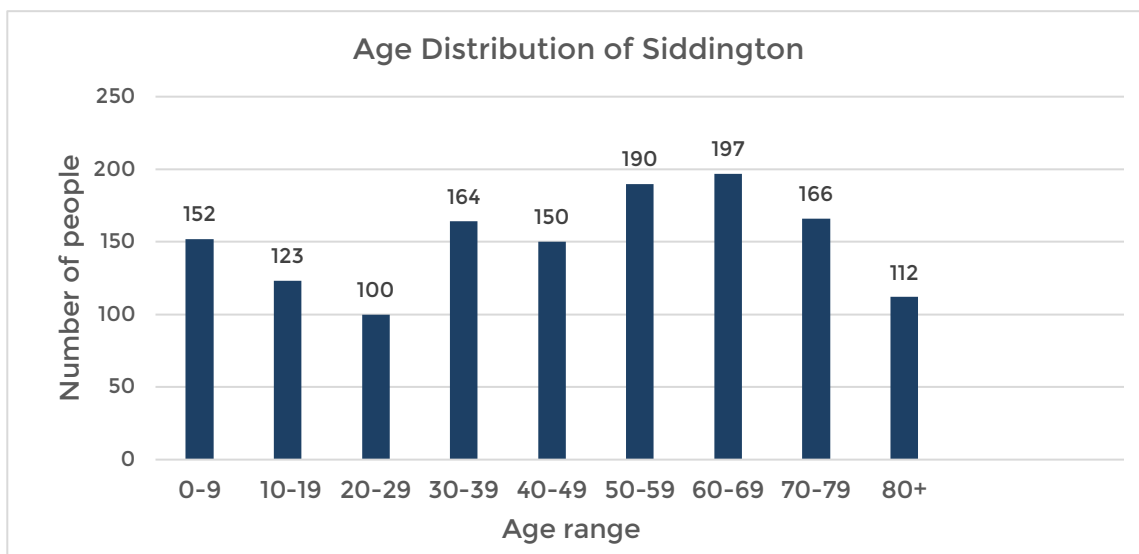


Figure 9 Graph depicting age distribution of Siddington (Source of data - OCSI 2023 Local Insight profile for Siddington CP).

- 4.1.4** From Census 2021 data, 31.3% of houses in Siddington were one person households, while 64.8% were single-family households made up of couples or of at least one adult with children. A further 3.7% were classed as other types of households.

4.1.5 Household sizes were: one person 31.3%; 2 people 39.1%; 3 people 15%; 4 people 10%; 5 people 3.1%; other 1.5%. Household sizes are predominantly 3 or less people.

4.1.6 The age profile of one person households was 57.5% over 65. For single family households, 21.9% were over 65. Pensioners make up 32.3% of Siddington households, 10% higher than the England average, which is important for deciding the village's property mix.

4.2 Demography and Housing

4.2.1 According to the 2021 Census, the parish's housing provision comprised a range of dwelling types. Detached houses represented the largest proportion at 33.9%, closely followed by semi-detached houses at 33.6%. Terraced houses accounted for 14.8% of the housing stock, with purpose-built flats comprising 8.2%. Additionally, park homes and mobile homes made up 7.3% of the total housing provision.

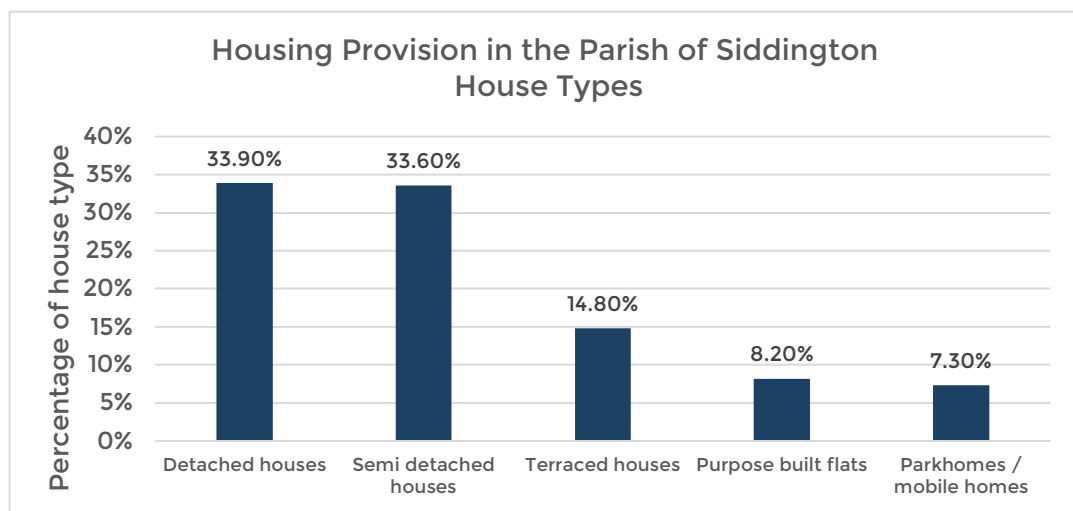


Figure 10 House Types in Siddington Parish. (Source of data - OCSI 2023 Local Insight profile for Siddington CP).

4.2.2 The distribution of housing in the parish by number of bedrooms, as recorded in the 2021 Census, is as follows: properties with one bedroom accounted for 9.4% of the housing stock, while two-bedroom homes made up 26.5%. The largest proportion consisted of three-bedroom properties, representing 40.3%, and homes with four or more bedrooms comprised 23.9% of the total.

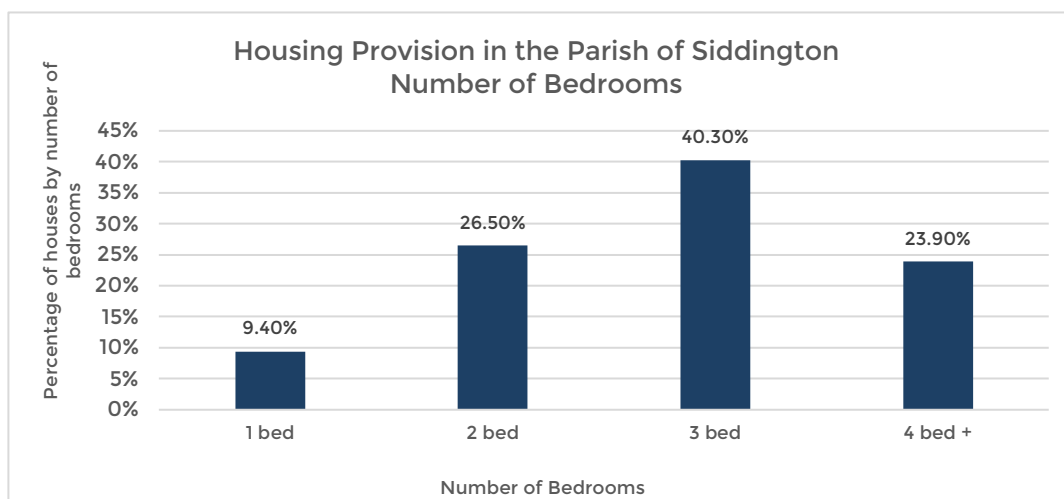


Figure 11 Number of bedrooms in housing in Siddington Parish. (Source of data - OCSI 2023 Local Insight profile for Siddington CP).

4.2.3 The information boxes below show the tenure of housing in Siddington. Owner occupation is 9.5% higher than the average figure for England but 8% lower than Cotswold District. Social rented accommodation in Siddington comprises 19.2% of all properties which is 4.5% more than the average for the Cotswold District. Social rented accommodation is mainly provided by housing associations.



Figure 12 Housing tenure in Siddington Parish. (Source of data - OCSI 2023 Local Insight profile for Siddington CP; 2011 Census).

4.2.4 Housing costs for Siddington have been assessed using data taken from Council Tax bands and the graph below shows the percentage of all rateable households, with A, B and C being the lowest price bands and F, G and H being the highest. Siddington is underrepresented in the lowest price bands and overrepresented in the highest price bands. This reflects the broader trend for house prices in the Cotswolds.

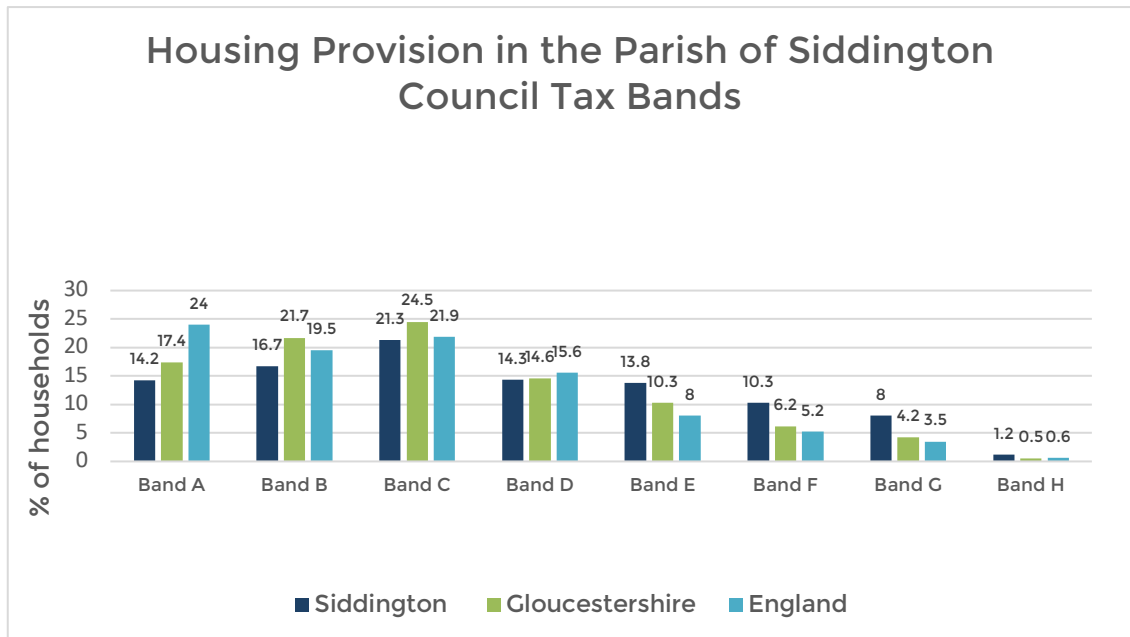


Figure 13 Council Tax Bands in Siddington - (Source of data - OCSI 2023 Local Insight profile for Siddington CP).

4.2.5 House price statistics and earnings data for the period 2015–17 show that, for an average Siddington house price, the affordability gap (defined as the difference between local house price and 4.5 times local average earnings - the typical maximum amount that building societies will lend) was £130,00 which was 3 times more than the national average.

4.2.6 As to the type of new homes required, there were 85 respondents to this question in the survey, and they were allowed to select more than one category. By far the most popular selection was 'affordable homes for sale or rent' which was supported by 78% of respondents. Smaller homes, either 2 or 3 bedrooms and semi-detached or terraced, attracted support from 41% of respondents. Noting that the village has a large number of single occupiers and a sizeable percentage of older people, bungalows were supported by 32% of respondents and sheltered accommodation for elderly people by 31% of respondents.

4.3 Employment

4.3.1 The economic activity breakdown for adults aged 16-74 in Siddington is shown in the bar chart below (Figure 14, with numbers for those working full time, part time or self-employed. It excludes those who are unemployed or full-time students. 56.7% of the population are economically active while 43.3% are inactive, which is largely as a result of the number of pensioners living in the village.

4.3.2 Retail, manufacturing and health and social work were recorded as being the largest employment sectors. 50.1% of those in employment are managerial, professional or associate professionals, slightly higher than the rates for Gloucestershire and England. Administrative or secretarial occupations account for 8.4%, skilled trades 12.8% and 'elementary' occupations 10.5%.

4.3.3 A significant proportion (35.8%) work from home, while a further 23.5% work within 5km of home. 10.5% work between 5 to 20km from home, with a further 7.8% commuting between 20 to 30km. 18.2% have no fixed place of work. Recent trends suggest that the number of home-workers will continue to increase.

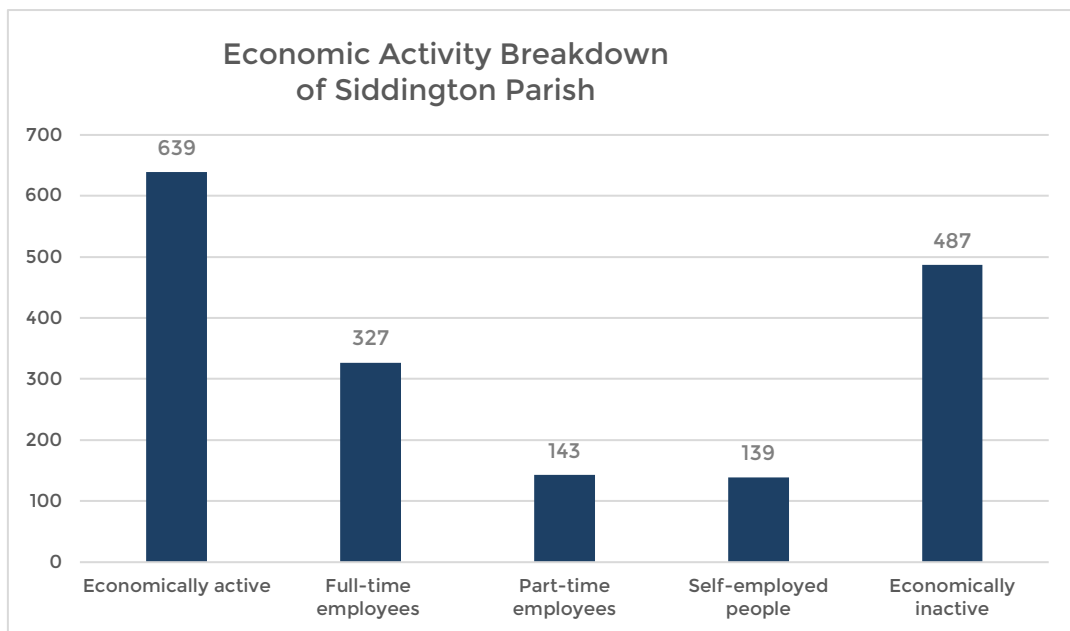


Figure 14 Economic breakdown of Siddington Parish – Source of data: OCSI 2023 Local Insight Profile for Siddington CP

4.3.4 There are few employment opportunities in the parish, and these are limited to the school, shop, pub, farms and small businesses operating from home. However, the Love Lane Industrial Park in Cirencester lies on the border of the parish, and the town has business parks, and numerous retail, administrative and professional jobs. In addition, there is a Business Park at South Cerney, on the southern border of Siddington parish. As part of the Steadings development on the northern boundary of Siddington, there will also be an additional 9.1 acres of employment land.

4.3.5 Results from the household survey showed that most respondents considered that the provision of industrial units and office spaces in the village was 'not important' (83% and 79% respectively). Shared workspaces for homeworkers attracted a more positive result, but only 45% thought it 'important' or 'very important' while 51% considered it 'not important.'

4.4 Local Green Spaces

4.4.1 Open green spaces within and around Siddington are a key feature of the village and add considerably to its rural nature, its attractive views and the opportunity for outdoor recreation.

4.4.2 Within the village there are a number of fields used for grazing by sheep and horses and these act as a seamless link to the surrounding countryside. There is also an extensive network of public rights of way out to the open countryside which are well used for walking and physical activity together with more formal green spaces where sport and recreation facilities are provided.

Results from the household survey showed the following green spaces were most important to parishioners:

- Playing Fields (42% of respondents).
- The canal path and fields adjoining the path (41% of respondents).
- All green spaces and footpaths in the village and surrounding area (31% of respondents).
- The fields between Siddington and Cirencester (15% of respondents).
- The Quiet Lane and surrounding fields (9% of respondents).
- The allotments (9% of respondents).
- The Churn Water Meadows (8% of respondents).
- Disused railway line to South Cerney and adjoining fields (7% of respondents).

4.4.3 The Steering Group reviewed the relative importance of these sites and reached the following conclusions on whether attempts should be made to secure Green Space protection for them:

- The Severn and Thames canal and its environs are already offered a degree of protection against inappropriate development as development would only be permitted if it “respects, improves and enhances the Canal’s character, setting, biodiversity and historic value.” (CDC’s Local Plan Policy SP3)
- The fields between Siddington and Cirencester should be protected by the Steering Group’s application for them to be designated as a Local Gap (see section 7.7).
- In line with the community aspirations section of this document, the Parish Council are seeking to close the Quiet Lane to vehicles via a Traffic Regulation Order which would greatly assist in preserving the Green Spaces along this lane. The fields either side of the lane are outside the village boundary and lie wholly within the Green Belt.

- The Churn water meadows are outside the development boundary of the village, are in flood zone 3 and are in the Green Belt.
- The disused railway line to South Cerney and adjoining fields. These fields lie outside the Development boundary and the 2015 White Consultants report for Cotswold District Council considered that it “would be a marked extension of the settlement and any development here is considered inappropriate”. The paddocks opposite The Greyhound public house have also been included in the key views which the Plan will protect.
- Playing Fields on Park Way and the Siddington Allotments are designated Local Green Spaces in the 2018 Cotswold District Plan, LGS10 and LGS 9. Their locations are shown in figure 15 below and are referenced in our Policy S8.
- An additional site was discussed by the steering group and is proposed as a new Local Green Space. The location of the site is along Canal Lane from the canal bridge to Nursery View, including its broad grass verges and hedgerows. It is being proposed as a Local Green Space because of its importance to the community. As well as being a green corridor, this is a highly popular walking route, adjacent to and connecting different parts of the village, and much used when completing a circular walk around Siddington. The road itself is single lane and has very little traffic making it a quiet, popular and safe route for village residents including families, dog-walkers, wheelchair and mobility scooter users, cyclists and horse-riders. It also connects to local footpaths, providing longer safe routes for joggers from Love Lane. Its elevation offers views of the village and surrounding countryside and a good vantage point to enjoy sunrise, sunset and night sky.

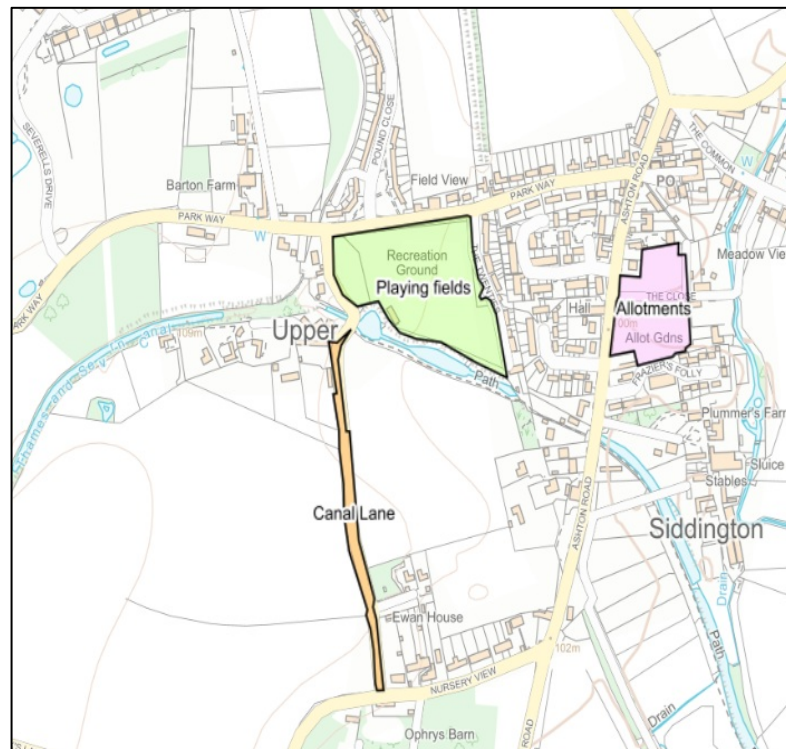


Figure 15 Local Green spaces – two already designated in the Cotswold District Council Local Plan and one new addition

4.5 Views

- 4.5.1** A key contributing factor to the rural character and setting of Siddington are the views out into the open countryside and from all entry roads leading into the village. These views connect the viewer with the open countryside, and it is important that they are maintained.
- 4.5.2** At the northern end of the village there are views across pasture from Spire View to the main form of the village. The entry road to the village (Siddington Road) also has panoramic views of pasture on both sides.
- 4.5.3** The western approach via Park Way is confined between hedge rows until it enters the village, but then the views are of small fields, cottage gardens and historic buildings.
- 4.5.4** The southern entrance along Ashton Road passes through hedge lined fields before entering the village whereon it is flanked by traditional stone cottages, a historic grade II listed public house (The Greyhound) and a panoramic view across horse paddocks to the Thames and Severn canal.
- 4.5.5** The eastern end of the village is approached along South Cerney Road which, after crossing the River Churn, passes between water meadows with extensive panoramic views before entering the village where the view changes to traditional stone cottages, Siddington Manor (listed Grade 2) and the spire of St Peter's Church.
- 4.5.6** Within the village there are many other short and middle-distance views that form an important part of the character and setting of the settlement and incorporate Cotswold building styles from grand houses to small cottages, an ancient church and tythe barn and attractive open spaces.

These views are dealt within under policy SP3 and are set out in more detail in Appendix C.



Figure 16 View of St Peter's Church from meadow next to Siddington Road

4.6 Getting Around Siddington

- 4.6.1** In Siddington, car ownership per household is 11% above the national average at 87.4%. The village is served by a regular bus service linking it to Swindon and intervening settlements and to Cirencester and Cheltenham.
- 4.6.2** Local roads within the village get congested at peak times which is further exacerbated by on-street parking. Narrow roads and on-street parking can prevent larger vehicles, including the bus, from getting through the village causing congestion.
- 4.6.3** The A419/A417 dual carriageway is close by, giving good links to the M4 motorway (approximately 18 miles) and the M5 (18 miles).
- 4.6.4** Siddington is served by the 51 bus, which operates between Cheltenham and Swindon, stopping at Cirencester, South Cerney, and Cricklade. This service runs hourly during the day, from early morning until early evening. In addition, the 51X route provides a school service to and from Deer Park School, Cirencester College, and Kingshill School.
- 4.6.5** The nearest train station is at Kemble, some 3.4 miles away, and this offers a through service to Paddington. The 51 bus also stops near Swindon station and is within a 15-minute walk or short bus ride from Cheltenham station.
- 4.6.6** According to the recent survey, 91% of residents consider good public transport to be important when living in Siddington (50% rated it very important, 41% important). Calls for improved public transport ranked fifth among requested new facilities, with suggestions including better links to smaller villages, direct connections to Kemble station, and improved taxi availability.
- 4.6.7** The lack of designated off-road cycle routes linking Siddington to Cirencester and other local villages acts as a disincentive for greater use of cycling for commuting and leisure, and Siddington residents are keen for this to be improved.
- 4.6.8** The parish is largely rural in nature and has a satisfactory network of footpaths, including the Thames and Severn Way, a well-known long distance walking trail. The area is attractive for local walkers and visitors alike and most paths linked to the village are well used daily. A map showing existing and proposed foot and cycle routes is at Figure 17 on page 36.

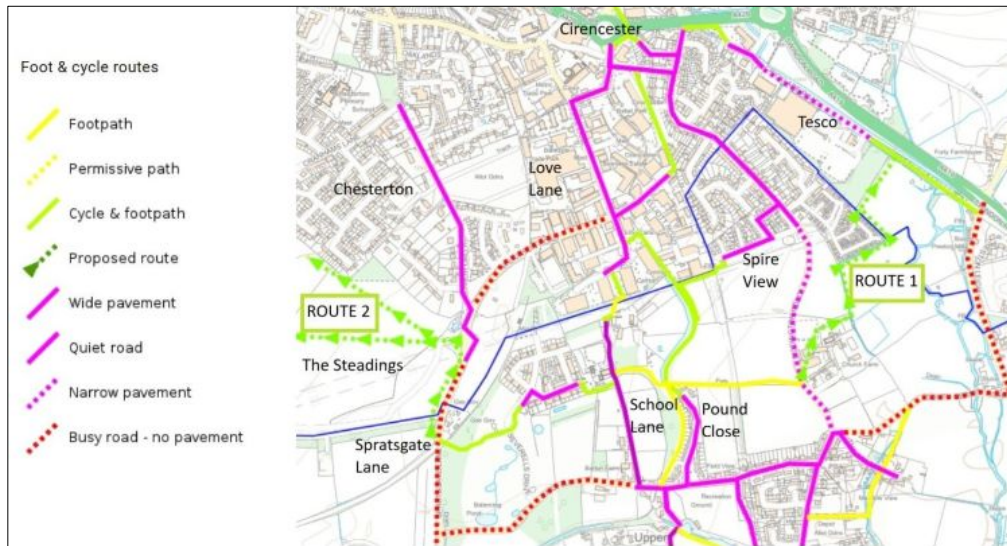


Figure 17 Existing and proposed foot and cycle paths

4.7 Community Facilities

- 4.7.1** The parish of Sidington has a number of facilities and services, all of which are in the main village of Sidington. They encourage and enhance a strong sense of community and contribute to the community's wellbeing.
- 4.7.2** The key facilities in the village identified by respondents to the household survey as 'Very Important' or 'Important' are listed in Appendix D. Sidington has the majority of the facilities required to help a rural village thrive, and larger shops and services are available close at hand in Cirencester.
- 4.7.3** Respondents to the household survey also identified additions or improvements to village facilities they would like to see, and these are also included in Appendix B. The Parish Council has been supplied with a list of these aspirations, and it will be used to guide their thinking. Action is already underway on several of them.

5 ISSUES AND EVIDENCE

- 5.1.1** The household survey identified the main issues for residents of the parish, and the Steering Group has concentrated on these issues. For the purposes of developing policies, the Steering Group has supplemented the views of parishioners with additional evidence, including Census data, Public Rights of Way mapping, Environment Agency flood mapping and the 2018 Cotswold District Plan.
- 5.1.2** In some cases, members of the Steering Group have carried out assessments to help develop policies, including research into locally important views. These assessments

followed sound methodologies based on national guidance and best practice. Background papers have been produced and published separately to support such policies.

6 VISION, OBJECTIVES AND POLICIES

6.1 Background

- 6.1.1 This whole document makes up our Neighbourhood Plan (although this is currently a draft version). The Plan is structured around an overarching 'vision' for the Plan period with underlying objectives and supporting policies and, as such, these are a critical element of the Plan. Our vision, objectives and policies have been driven by the results of the household survey which was completed in full by 21.7% of households.
- 6.1.2 A neighbourhood plan can include as many or as few objectives and supporting policies as considered relevant and appropriate to a particular area. These objectives and policies can be added to, or modified, during the lifetime of the plan. An objective can have one or more supporting policies, and policies can support more than one objective.
- 6.1.3 The contents of a neighbourhood plan must be related to planning matters. Siddington has a number of community aspirations that cannot be dealt with through planning policies. These have been picked up in a separate 'Aspirations and Actions Plan' set out in Appendix B. This will be reviewed and updated by the Parish Council periodically.

6.2 Summary of our Vision, Objectives and Policies

- 6.2.1 The diagram below shows the structure of our Vision, Objectives and Policies.

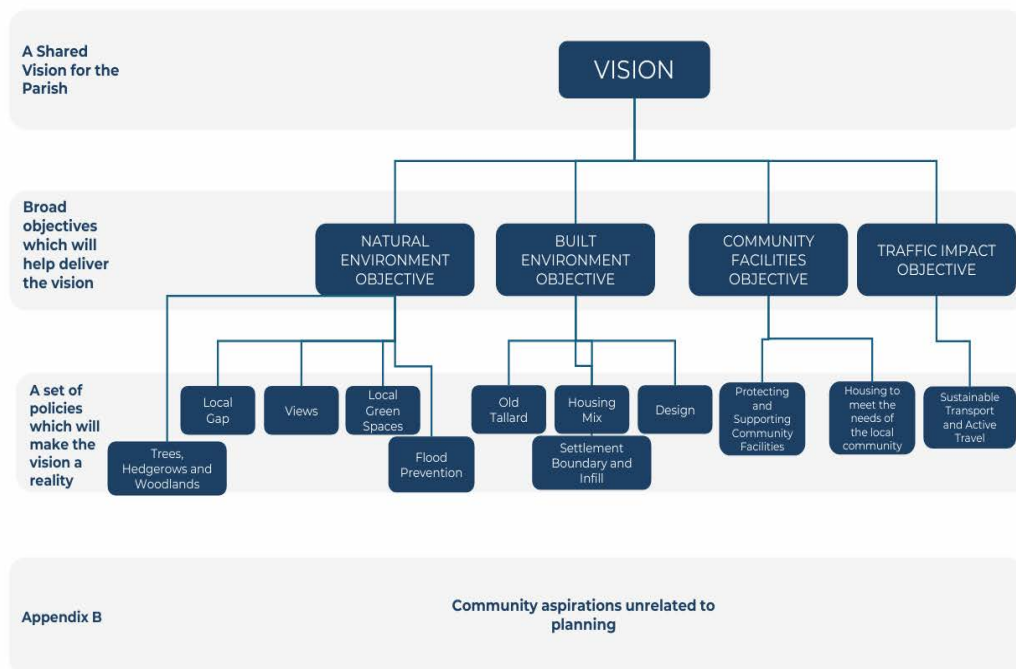


Figure 18 Structure of our Vision, Objectives and Policies

6.3 The Approach

- 6.3.1 Based upon the results of the household survey, the Steering Group identified the key matters the community wanted the Plan to focus on and created an overarching vision for the period up to 2035 (the Plan period).

6.4 Our Vision

- 6.4.1 The vision for our parish is below:

Siddington's Vision

Over the Plan period, the Parish of Siddington will retain its own identity as a village settlement distinct from the nearby urban centre of Cirencester and maintain its rural character and landscape setting. The community will continue to be a peaceful, friendly, and inclusive place to live, with thriving facilities for all age groups. New development will be sensitively integrated into the existing settlement and contribute positively to the immediate surroundings.

6.5 Our Objectives

- 6.5.1 To help achieve the vision we have established four key objectives which link back to the issues identified in the household survey and provide a framework for the policies to be developed.

Comments are sought on each of the objectives set out below as part of the Regulation 14 consultation:

- **Built Environment Objective** - To protect Siddington's identity as a rural village settlement distinct from the nearby urban centre of Cirencester.
- **Natural Environment Objective** - To protect and enhance the local natural environment for the benefit of future generations including biodiversity, green and open spaces, views, and footpaths.
- **Community Facilities Objective** - To encourage and enhance a strong sense of community by supporting, maintaining and improving the existing facilities for all age groups.
- **Traffic Impact Objective** - To maintain and support connectivity throughout the parish on foot, bicycle, and bus to minimise traffic problems and reduce emissions.

6.6 Our Policies - Overview

6.6.1 The sections below set out the planning policies and proposals that will be used to help achieve the vision and objectives. As depicted by Fig. 18, throughout the development of the policies, the Steering Group has referred to the Vision and Objectives to ensure that the Plan addresses the issues identified through community consultation, and its policies meet the overarching aims of the Plan.

6.6.2 As discussed above, four broad objectives: retaining and maintaining identity, protecting the rural character and environment, encouraging and enhancing community facilities, and enhancing connectivity were identified as the priority for the Plan based on responses from residents. Each of these policies are set out below.

6.7 Preventing Coalescence of Siddington with Cirencester

Policy S1 – Preventing Coalescence of Siddington with Cirencester

1. The area shown on Figure 19 is identified to prevent the coalescence of Siddington and Cirencester to protect the distinctly separate and rural identity of Siddington.
2. Development proposals will be assessed on their physical, perceptual and visual impacts. Proposals which would either individually or cumulatively detract from the physical and visual separation, and openness between Cirencester and Siddington, will not be supported.

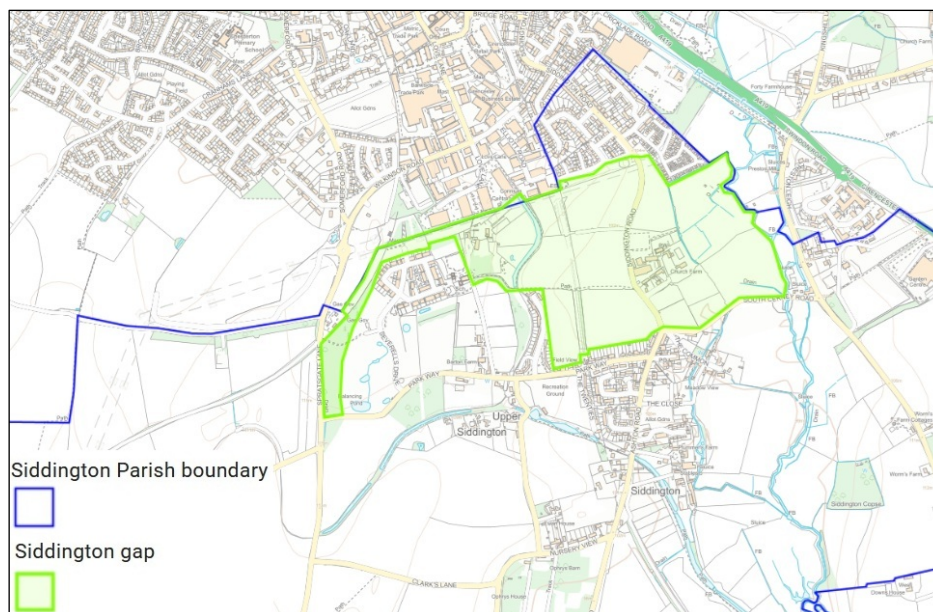


Figure 19 Designated Siddington 'Gap' to prevent the coalescence of Siddington and Cirencester

Justification

- 6.7.1** This policy seeks to prevent the coalescence of the settlements of Siddington village (lower and upper Siddington) and Cirencester (including Siddington North which is part of the built form of Cirencester), to protect the distinct rural identity of Siddington village, and maintain the openness of the defined gap between the two settlements.
- 6.7.2** The Siddington Neighbourhood Plan Vision and Aims Statement sets out a clear intention for the Parish of Siddington to maintain its identity as a distinct village, separate from the nearby urban centre of Cirencester, while preserving its rural, open character and landscape setting throughout the plan period. The vision affirms Siddington's future as a small, thriving rural community with a clear and separate identity.
- 6.7.3** 92% of respondents to the household survey identified the protection of the undeveloped gap between Siddington and Cirencester as important. The weight of this response underscores local concern about potential encroachment and the associated risk of merging with Cirencester, which would significantly alter the character and autonomy of the village.
- 6.7.4** Furthermore, this policy aligns with Policy NE7 'Green Gaps' of the emerging Cirencester Neighbourhood Plan, which acknowledges the pressures of growth on Cirencester and the consequent threat of coalescence with surrounding settlements, including Siddington. Policy NE7 specifically recognises the need to preserve the identity and landscape setting of neighbouring communities such as Siddington. In response, this Neighbourhood Plan clearly delineates the 'Gap' so as to ensure Siddington's long-term protection as a distinctive rural village.
- 6.7.5** The need for this gap in terms of retaining the character and setting of Siddington is referred to in the White Report⁶ which forms part of the evidence base of the adopted Local Plan at paragraph 10.38. stating "The gap between the southern edge of Cirencester and Siddington is small around and east of the Rectory. Development here would be unacceptable as it would effectively link the two settlements. The fields surrounding Siddington Manor and church on both sides of Siddington Road are important to Siddington's character and setting and to maintain separation between the settlement and Cirencester."
- 6.7.6** The importance of maintaining the separation between Siddington and Cirencester is reinforced in the adopted Local Plan at paragraph 7.2.3 which identifies that constraints exist when considering new development in some locations around Cirencester where "the close proximity of neighbouring settlements, whose individual identities should be protected from coalescence with the town's urban area."
- 6.7.7** The Inspector in the Severell's Field appeal also makes direct reference to the finding of the White Report in its assessment of landscape function (keeping Siddington separate from the southern edge of Cirencester) and value (medium/high) of the countryside between Siddington and Cirencester. The Inspector states that "I find the White Reports to be

⁶ White Report - Study of land surrounding Key Settlements in Cotswold District Update October 2014

thorough and robust assessments of the landscape". In addition, the Inspector refers to the submitted Statement of Common Ground for Landscape and Visual Matters (SoCGLV) stating that "The SoCGLV also notes that the Local Plan⁷ describes the band of countryside separating Siddington from Cirencester as very important in helping to maintain the village's separate identity."

6.7.8 For the above reasons, the need for Policy S1 is well documented and evidenced.

6.8 Development Boundary and Infill Development

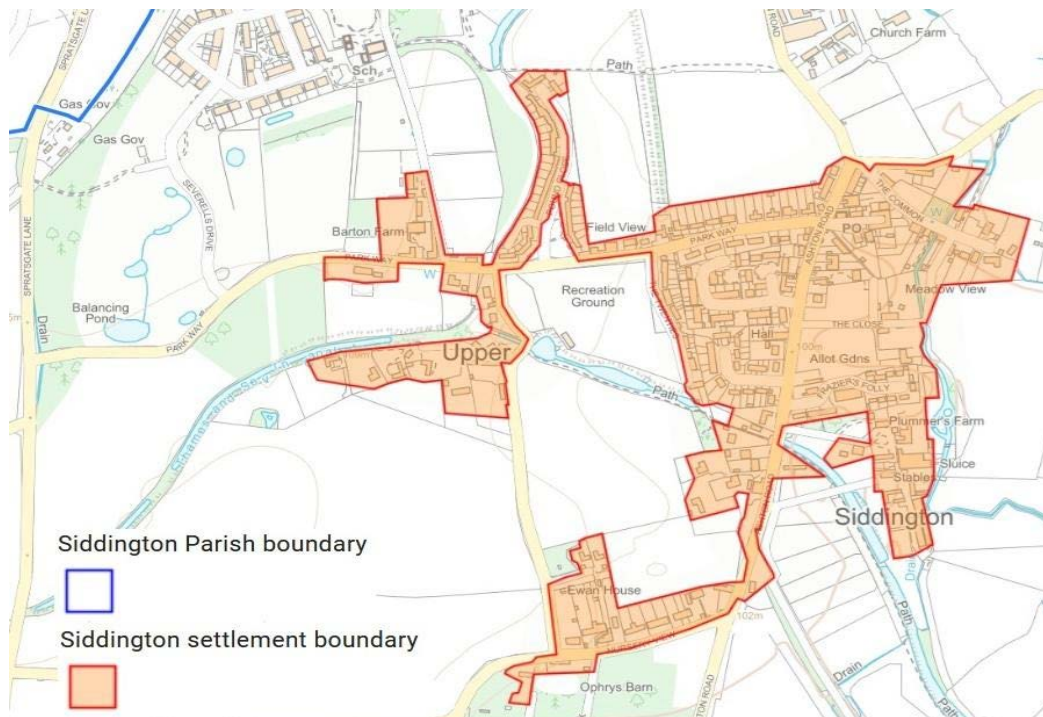


Figure 20 Siddington Development Boundary

Policy S2 - Development Boundary and Infill Development

1. The Plan defines the Development Boundary as shown on the map below (Figure 20).
2. Proposals for infill development within the defined Development Boundary will be supported, provided they are in keeping with the size and scale of the village, will not involve the outward extension of the Development boundary of the village, and comply with all relevant requirements set out in other policies in this plan and the Cotswold District Plan.

⁷ Adopted Cotswold District Local Plan 2018

Justification

- 6.8.1** In defining the Development boundary of Siddington, the observed settlement edge is formed by buildings which have a clear functional relationship to the settlement. Features that appear visually as part of the open landscape – roads, waterways, large open gardens with no/few built structures – are excluded from the boundary.
- 6.8.2** Infilling is defined to be the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.
- 6.8.3** The Plan does not make any housing site allocations. This decision reflects the majority view of villagers who responded to the NDP survey. In reply to the question “what aspects from past development or changes in land use do you think are important in moving forward and should be taken into account when considering the future of Siddington”, respondents gave the following views:
- One third of respondents thought that there should be no further development given the major developments that had recently taken place, or been approved, either in the village or on its borders: Severell’s Field (88 houses), The Steadings (2350 houses), Siddington Park (180 retirement apartments), and Kingshill Lane (280 homes).
 - There is a widely held view that the village has been over-developed since the Second World War with 452% additional homes being built in that period. (Source: National Census).
- 6.8.4** Although the Plan makes no new housing site allocations, it does support development at the Old Talland School of Equitation (see Policy S6) where it will secure the future conservation of the heritage assets. In addition, the local community recognises the potential value that small scale infill housing development may have in enabling access to homes in the Parish suited to younger people and downsizers. 72% of survey respondents were in favour of redeveloping existing sites and 46% backed infill sites within the built form of the village. As to the preferred size of developments, the vast majority of respondents (70%) backed smaller developments of less than 10 dwellings.

6.9 Housing to Meet the Needs of the Community

Policy S3 – Housing to meet the needs of the community

1. Within the Development boundary for Siddington as defined in Policy S2, residential development will be supported where the type of housing reflects the local needs and where designs are capable of adaptation, allowing for easy internal alterations to meet any occupant's existing or future needs.
2. There is a need for:
 - a) senior friendly housing;
 - b) single-story units with universal design (ramps/wider doors, walk-in showers);
 - c) dwellings capable of easy internal adaptation to accommodate changing mobility, sensory, or care needs;
 - d) houses with high insulation values and energy efficiency;
 - e) homes meeting or exceeding Building Regulations M4(2) Accessible and Adaptable Dwellings.
 - f) small senior housing clusters.
3. Homes without their own entrance at ground level will not be supported unless step-free access is provided and inclusive access is demonstrated.

Justification

- 6.9.1** The over 65 age group is over-represented in Siddington (28.1%) while the over 80s comprise 8% of the village population. The majority of this older age group currently live in two-storey homes with three or more bedrooms which were built in the period between 1950 and 1980 when houses were not designed to accommodate older residents with mobility issues. These homes are often poorly insulated with high energy costs.
- 6.9.2** There is a specific need to provide more accommodation tailored to this older population which means homes which are single storey, with easy access externally and internally, and with a high energy efficiency rating. The grouping together of this type of accommodation allows for greater social inter-action within this older community.
- 6.9.3** Development should be constructed to ensure that it is adaptable without significant cost to cope with changing needs of its occupants. This is important given the ageing population of Siddington as adaptable homes will enable residents to stay in their homes as they get older.

6.10 General Design Principles

Policy S4 - General Design Principles

To be supported development proposals must:

Local Character

1. Respect the distinctive local character of Siddington parish and demonstrate that full account has been taken of the existing local area.
2. Make a positive contribution to the existing street scene and surroundings.
3. Be of a scale, mass, density, and height appropriate to the local area.
4. Have regard to the impact on tranquillity including noise and traffic movements.
5. Ensure development proposals, wherever sited, maintain visual connections with the surrounding countryside.

Siting

6. Be sited sensitively to avoid overlooking, and loss of privacy and amenity to, neighbouring buildings.

Detailed Design and Materials

7. Follow the guidance given in Policy EN2 of the CDC Local Plan and Appendix D of the Plan.
8. Where possible and appropriate, follow the Cotswold vernacular.
9. Future vernacular proposals should be inspired by the best of the past, carrying the key qualities and essence of the Cotswold style, but also utilising new technologies and best practice to address environmental, economic and social concerns of today.
10. New designs should not be influenced by some existing buildings in the village which have not conformed to the character of the village or respected local distinctiveness.

Boundary Treatments and Landscape on Individual Plots

11. Include green space and boundary treatments that are in keeping with the character of the area and provide wildlife corridors by the use of grass verges and planting to frontages and where appropriate use of low stone or brick walls.
12. To the rear of properties include structural planting and where possible incorporate existing native hedgerows to maintain habitats and create opportunities for biodiversity enhancements.

Policy S4 - General Design Principles (continued)

13. The landscape design of individual plots and the areas immediately surrounding them should be of high quality and should reflect the landscape, ecological and built character of the area.
14. Private spaces such as gardens should be of an appropriate size for the dwellings and should be designed to ensure privacy and adequate daylight.
15. Private spaces should be clearly recognisable as such using suitable boundary treatments.

The Natural Environment and Landscaping

16. Protect or enhance landscape and biodiversity by incorporating landscaping consistent with CDC Local Plan Policy EN1 and Appendix D. Where possible retain and enhance existing vegetation.
17. The management and monitoring of Green Infrastructure (GI) should usually be controlled by a management plan. The plan should clearly set out who will be responsible for the GI and landscape provision. Management plans should be implemented in full and regularly reviewed.
18. Reduce the flood risk by including sustainable drainage design (SuDS) features which show a betterment in surface water run-off rates on both brownfield and greenfield sites when compared with pre-development situation and mitigate against any increased flood risk.

Links and Connections

19. Maintain communal open spaces and integrate with existing pedestrian routes to enhance connectivity within the local area.
20. Incorporate footpaths and connections into the development in a sensitive way to avoid wide areas of hard surfacing.

Energy Efficiency

21. Incorporate the use of renewable energy to generate power (Photo Voltaic panels and tiles) and air source heat pumps where appropriate to reduce the reliance on fossil fuels.

Facilities

22. Make provision for off-road parking for residents and visitors in accordance with Appendix F of the CDC Local Plan to minimise on street parking. Ensure new driveways are in materials that are permeable and in keeping with the rural character of the village.

Policy S4 - General Design Principles (continued)

Water Management

24. Features that promote the efficient use of water and reduce surface water run-off, including permeable paving, the use of water butts and where applicable rainwater harvesting, will be supported.
25. Water efficiency measures that go beyond the current Building Regulations will be supported.

Justification

- 6.10.1** Although Siddington does not form part of the Cotswold Area of Outstanding Natural Beauty, it lies adjacent to its southern border, and the Cotswold Water Park is partly within the parish. Part of the Kemble and Ewen Special Landscape Area is within the western borders of the parish. With its mixture of Dip Slope Lowland landscape and River Basin Lowland landscape, it is an attractive rural landscape which is well worth preserving. This makes it essential that developments in the parish preserve or enhance the local character of Siddington which is very much a Cotswold village. New development that is at odds with the local area can be harmful and will be resisted.
- 6.10.2** There are several developments in Siddington, particularly post-war housing schemes, where the character of the area has not been reflected in scheme design. These developments have been built using standard house types and layouts that are not locally distinctive. The result is insensitive development which is not integrated with its surroundings either in character or scale. The design of any new development must ensure that poor design quality is not replicated and that that site layout is more in keeping with Siddington's historic character.
- 6.10.3** The historic core of Siddington was built in local stone and includes both cosy Cotswold cottages and grander houses. There are 15 listed buildings including St Peter's church with its Norman features, a mediaeval tithe barn and 8 large houses (see Appendix E). These buildings constructed in the Cotswold vernacular provide the framework around which the village has been built over the centuries, and it is essential that future development seeks to conform to and enhance this built history.
- 6.10.4** To reflect the past but be fit for the present, the design and materials used should reflect the key attributes of the traditional buildings of the area, while providing energy-efficient and liveable modern homes.
- 6.10.5** High quality, well integrated and carefully designed green infrastructure and landscape provision are crucial to the long-term success of developments as these are vital to the enjoyment of those living in and visiting these developments. The spaces in between new

buildings, the surrounding areas, and the connections between a new development and the existing landscape are equally important as to the design of the buildings themselves.

Where there is communal GI, it is vital to ensure that there is a comprehensive plan for its satisfactory completion by the developer and for its monitoring and maintenance in the longer term, with a clear allocation of responsibility for maintenance and an effective mechanism for enforcement of that responsibility.

6.11 Old Talland School of Equitation

Policy S5 – Old Talland School of Equitation

1. Development at the Old Talland School of Equitation site will be supported where it is demonstrated it will secure the long-term conservation, reuse and enhancement of the designated heritage assets.
2. Development proposals will be encouraged at the site where they:
 - a) are informed by a proportionate heritage assessment demonstrating how the heritage assets will be conserved and enhanced; and
 - b) respect and enhance the character of the site and its surroundings in scale, form, design and appearance.

Justification

- 6.11.1** This policy supports sensitive enabling development as a pragmatic means of securing their long-term future, ensuring that proposals both conserve the heritage assets and reinforce the site's positive contribution to local character and sense of place.
- 6.11.2** This site sits at the northern gateway to the village and comprises a mix of disused stables associated with a former equestrian facility, agricultural buildings and a mediaeval tithe barn with an adjoining cottage and two other listed barns. The tithe barn is a scheduled monument and has a Grade II* listing, while a small adjoining barn to the west of the tithe barn and an animal shelter to the south are both Grade II listed.
- 6.11.3** Immediately adjacent to the development site are located St Peter's Church, Church Farmhouse and Siddington Manor all of which are Grade II listed. This is the historic heart of the village, and the group of buildings retain key elements of the settlement from the Middle Ages.
- 6.11.4** The current site has been little used for a number of years, and the buildings are showing signs of dilapidation. It currently provides a forlorn image on entering the village and sensitive redevelopment of the site would greatly enhance this key historic location and ensure the ancient buildings are properly preserved for posterity.



Figure 21 Map of Old Talland/Church Farm Site



Figure 22 Aerial view of Old Talland/Church Farm development site 22

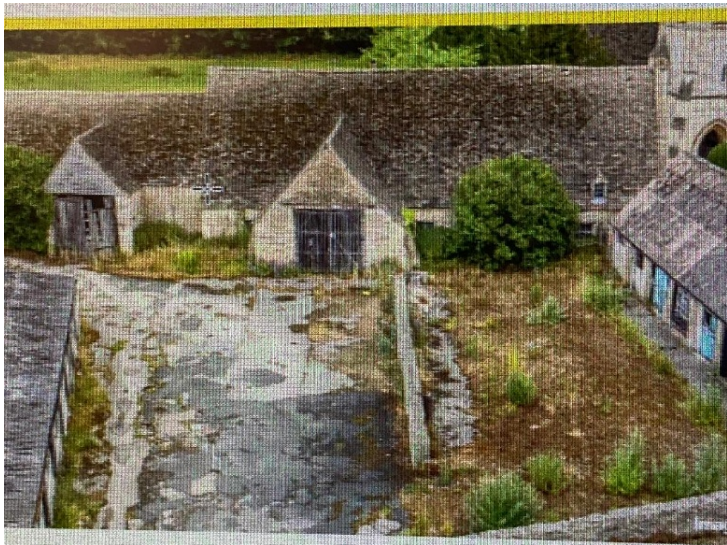


Figure 23 Old Talland Site – Tithe Barn and stables

6.12 Local Green Spaces

Policy S6 – Local Green Space Policy

1. The following areas identified on the map at Figure 15 are designated as Local Green Spaces in the 2018 Cotswold District Plan, LGS9 and 10 and will be protected from development:
 - a) The playing fields on Park Way.
 - b) The Siddington allotments.
2. The site at Canal Lane, including its verges and hedgerows, is also proposed as a Local Green Space in this Plan.
3. Development at these will only be permitted where there are very special

Reasoned Justification

- 6.12.1** Green open spaces are a vital part of the character, identity and setting of the village of Siddington. Many of them have historic significance and provide a valuable habitat to flora and fauna. They contribute to the wellbeing and health of the local community by providing a valuable recreation resource, visual amenity and provide areas for peace and tranquillity. Uncontrolled changes to green spaces can irrevocably alter their special character or intrinsic value.
- 6.12.2** All three sites designated as Local Green Spaces in Siddington are well contained, local in scale and located within, or adjacent to, the development boundary of the village. They are demonstrably special to villagers of all ages and are invaluable in terms of providing recreational areas and attractive views within the village.



Figure 24 Siddington Playing Fields – a Local Green Space



Figure 25 Siddington Allotments – a Local Green Space



Figure 26 Canal Lane – a Local Green Space

6.13 Important Views

Policy S7 - Important Views Policy

1. The following areas, identified on a map at Appendix C, are designated as locally important views and should be protected from any adverse impact of new development.
 - a) View of St Peter's church from Church Avenue.
 - b) Views to either side of Siddington Road between Cirencester and Siddington.
 - c) Views from Spire View towards Siddington.
 - d) Views to either side of Ashton Road and along the road on entering Siddington from the south.
 - e) Views on entering the village from the west along Park Way.
 - f) Views on entering the village from the east along South Cerney Road
2. Development proposals will be expected to take account of and respond in a positive way to these views and will not be supported if they will cause the loss of, or have a detrimental impact on, these existing views.
3. Views on entering the village from the west along Park Way
4. Development will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

6.13.1 Certain views both into the village from outside and to landmarks from inside the village are very important to the community. Conservation of such views is an important element of preserving the character of the village and the surrounding landscape. Those views given protection under this policy are of particular significance to the community. Details on these views are in Appendix C.

6.13.2 The policy seeks to protect the high-quality landscape setting and sense of place of the village. Planning applications will be expected to respect the importance of these views and give full consideration to the interplay between building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines and important views in such a way that preserves and enhances their contribution to defining the character of Siddington, avoiding any obstruction, punctuation, or undermining of important views.

6.13.3 The selection of Important Views has been informed by the results of the NDP survey and an Assessment of Important Views in Siddington (2025) which forms part of the evidence base. More detail on the assessment process is contained in Appendix C.

6.13.4 This policy fleshes out the CDC Local Plan Policy EN4 dealing with the Wider Natural and Historic Landscape. The CDC policy includes a paragraph which mentions that there is range of individual landscape assets and features, including key views and skyline features, which “are worthy of conservation and enhancement.” It goes on to state that “A particularly important issue for the AONB and other parts of the district is the conservation and enhancement of the setting of historic settlements.” This has been a priority in our selection of Important Views.



Figure 27 A view of the Round House, a converted 18th century windmill, seen from near South Cerney Road

6.14 Trees, Hedgerows and Woodland

Policy S8 - Trees, Hedgerows and Woodlands Policy

1. Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance:
 - a. Trees of high landscape, amenity, ecological or historical value;
 - b. Veteran trees;
 - c. Hedgerows of high landscape, amenity, ecological or historical value; and/or
 - d. Woodland of high landscape amenity, ecological or historical value.
2. Where it is not possible or feasible to retain such trees or hedgerows and it can be demonstrated that the benefits of the development outweigh the loss, replacement trees or hedgerows of an equivalent or better standard will be required in an appropriate location on the site.
3. New development will be supported where it incorporates the planting of appropriate native trees and hedges, unless it is demonstrated that this is not practicable.
4. Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance:
 - e. Trees of high landscape, amenity, ecological or historical value;
 - f. Veteran trees;
 - g. Hedgerows of high landscape, amenity, ecological or historical value; and/or
 - h. Woodland of high landscape amenity, ecological or historical value.
5. Where it is not possible or feasible to retain such trees or hedgerows and it can be demonstrated that the benefits of the development outweigh the loss, replacement trees or hedgerows of an equivalent or better standard will be required in an appropriate location on the site.

Justification

- 6.14.1** For clarity, Clause (a) of part one of the policy includes trees protected by a Tree Protection Order or located within a conservation area; clause (c) includes those meeting the criteria of 'important hedgerow' in the Hedgerow Regulations; and clause (d) includes ancient semi-natural or ancient replanted woodland.
- 6.14.2** Trees, hedgerows, and woodlands are key to maintaining Siddington's scenic beauty and its character. These natural features contribute to biodiversity, carbon storage, flood risk mitigation, air and water quality, soil protection, and human well-being.

6.15 Local Flood Prevention

Policy S9 - Flood Policy

1. The Flood Policy sets out that:

All new development that will result in waste or surface water to be drained, should provide a Water Management Statement. This should provide detail on how drainage will be dealt with on site and for the longer term and may be contained within a Drainage Strategy. Any proposed attenuation features must be accompanied by a long-term funded maintenance/management plan to ensure that the system does not degrade over time with a clear allocation of responsibility for maintenance and an effective mechanism for enforcement of that responsibility.

- a) For new developments, surface water should not be conveyed to the foul or combined sewage system and should instead be managed through sustainable drainage measures that can accommodate extreme rainfall events taking account of the latest climate change data and in accordance with the flood authority's guidance. Where practicable, in making alterations to existing buildings, the removal of surface water already connected to foul or combined sewer will be supported.
- b) Sustainable drainage design (SuDS) features that show a betterment in surface water run off rates on both brownfield and greenfield sites when compared with pre-development rates will be supported. The betterment/discharge rates must include an allowance for climate change impacts (contact Gloucestershire County Council, the Local Lead Flood Authority for the latest guidance).
- c) SuDS features should be at the surface and adequate treatment of flows should be provided to ensure that final flows leaving the site do not degrade the quality of accepting water bodies. Underground storage of water (attenuation) will be supported where it is demonstrated this is necessary on grounds of viability or practicality.
- d) Flood attenuation areas should be located outside of flood zones and recorded surface water flood outlines to ensure that the full capacity is retained.
- e) Measures must be secured to mitigate against any increased flood risk on-site and to existing neighbouring properties.
- f) Consideration should be given to water courses and infrastructure beyond the site boundary and schemes should avoid adding water to areas with known flooding and capacity issues at times of heavy rainfall.
- g) Proposals which do not satisfactorily demonstrate secure arrangements for the prevention of fluvial and pluvial flooding will not be supported.

Justification

- 6.15.1** Cotswold District Local Plan Policies EN14 and INF8 address requirements for flood prevention, flood alleviation, and water management infrastructure. In addition to these policies and Section 14 of the revised NPPF (2024), the Siddington NDP has developed its locally specific policy as above.
- 6.15.2** Flooding is a major concern for the parish as it has a significant impact on many properties in the parish. The questionnaire showed that 10% of respondents had experienced flooding of their houses, 19% of their gardens, 19% of their drains and sewers and 35% in the public road adjoining their properties. 23% of respondents said that they were 'very concerned' about flooding in Siddington while 49% were 'moderately' worried.
- 6.15.3** There are known flood issues caused by both fluvial and surface water flows. The lowest parts of the village are within Environment Agency Flood zones (see Figure 28). Historically, floods have been caused by the River Churn overflowing downstream of Cirencester and upstream of Siddington Mill bridge with water flowing across the floodplain fields between Cirencester and Siddington. River levels and flooding are augmented by surface water flow including both run-off from adjacent land (pluvial) and lack of capacity in piped drainage systems. Natural drainage is limited by elevated river levels, a high-water table and clay or loamy soils and subsoil. There is additional information on the history of flooding and its causes in CDC's Level 1 Strategic Flood Risk Assessment (October 2023), in particular Appendix 1.
- 6.15.4** Flooding also affects farmland to the north, east and south of Siddington in the floodplain on the west bank of the Churn as well as along drainage lines further west (see figure 28)
- 6.15.5** This evidence highlights the importance of considering flood risk at the design stage of development. It is critical that any development takes account of the existing extent of flooding and achieves betterment to assist in reducing the risk of flooding in the parish. Consideration should be given not only to the immediate vicinity of development to reduce surface water run-off and mitigate against any fluvial flood risk, but also to any impact to lower lying parts of the parish.
- 6.15.6** The Swindon/ Wycombe/ Oxfordshire (SWOX) Water Resource Zone (WRZ) serves the parish. There is a High deficit of supply for demand in the SWOX WRZ and the area can be considered as seriously water stressed. It is important that any new development attempts to reduce its water consumption and take opportunities to re-use grey water. The Plan encourages the use of designs and technologies to reduce water usage

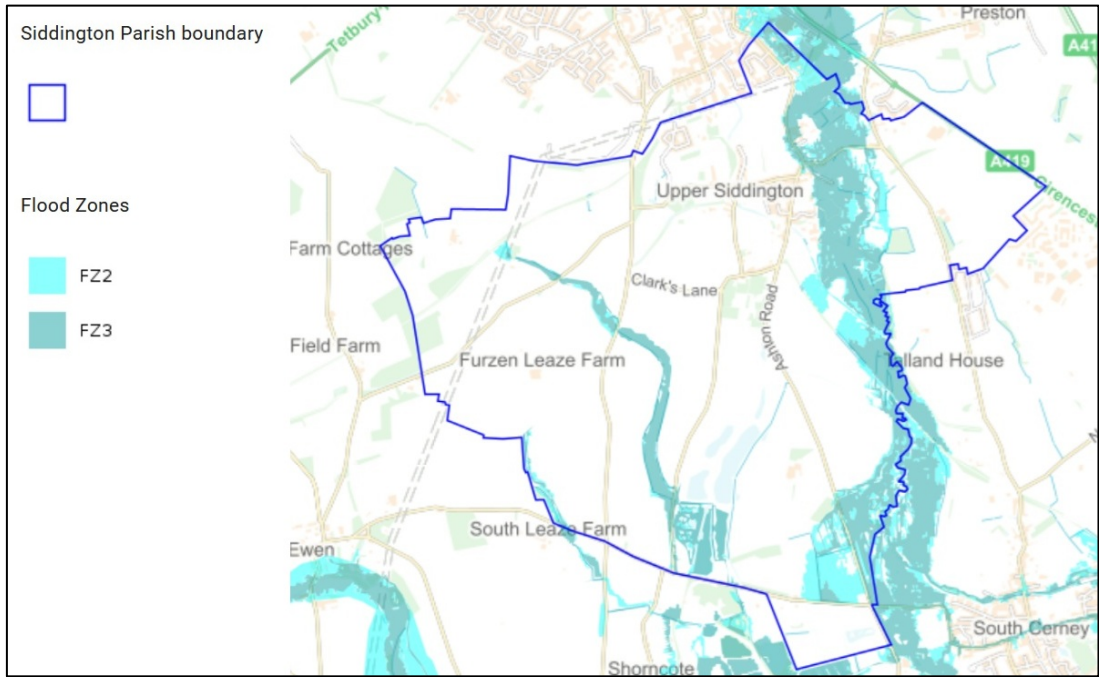


Figure 28 Flood Zones 2 and 3 in Siddington Parish. (Source Environment Agency.)

6.16 Sustainable Transport and Active Travel

Policy S10 – Sustainable Transport and Active Travel

S10A - Foot and Cycle Routes

1. Preserve existing foot and cycle routes and look for opportunities to secure new routes and access to enhance the network.
2. The following proposals will be supported and encouraged:
 - a) Proposed path from Tesco to Siddington Road;
 - b) Proposed safe route from Siddington to Cirencester adjacent to Siddington Road;
 - c) Proposed route from Siddington through Orchard Fields to the Steadings;
 - d) Proposed foot and cycle route from Siddington to South Cerney via the disused railway line;
 - e) The change in use of Green Lane (a Quiet Lane leading off Clark's Lane) from a highway to a foot and cycle route.

S10B – Sustainable Transport

- 1) New development should protect, enhance, expand and positively utilise public routes in all new development. Where appropriate, the use of Neighbourhood Community Infrastructure Levy (CIL) funds will be used to enhance and expand these routes.
- 2) Development will be required to:
 - a) Support active travel choice through provision, enhancement and promotion of safe, convenient and high-quality walking, cycling and public transport networks;
 - b) Give priority to pedestrians and cyclists;
 - c) Ensure links with green infrastructure including Public Rights of Way and, where feasible, wider cycle networks;
 - d) Consider the needs of all people with disabilities by all modes of travel.
- 3) New development should protect, enhance, expand and positively utilise public routes in all new development. Where appropriate, the use of Neighbourhood Community Infrastructure Levy (CIL) funds will be used to enhance and expand these routes.
- 4) Development will be required to:
 - a) Actively support travel choice through provision, enhancement and promotion of safe and recognisable connections to existing walking, cycling and public transport networks;
 - b) Give priority to pedestrians and cyclists;
 - c) Ensure links with green infrastructure including Public Rights of Way and, where feasible, wider cycle networks;
 - d) Consider the needs of all people with disabilities by all modes of travel.

Justification

- 6.16.1** Footpaths and access to the countryside are highly valued by Siddington residents. "Surrounding countryside" was chosen as one of the most important aspects of Siddington life by 90% of respondents in the village survey, second only to "a peaceful and safe neighbourhood". "Living in a rural location with green spaces, adjoining countryside accessible by good paths" was the most popular aspect of living in Siddington. Walks and rural paths were the best appreciated existing facility in Siddington. And the most popular request for additional facilities was "additional connected footpaths and cycle ways to the countryside, Cirencester, and neighbouring villages".
- 6.16.2** Government and local council policies strongly support a move to walking and cycling around the local area in preference to using cars. Para 109e of the NPPF addresses the issue and it is summarised in the CDC Local Plan under Policy Infrastructure 3 where cycling is encouraged "to shift away from the private car, support sustainable economic growth, enable community connectivity, conserve the environment and improve community health and wellbeing."
- 6.16.3** Our household survey showed that 75% of respondents already walk into Cirencester, although the frequency was not reported. A need for better pedestrian links from Siddington to Cirencester and to the Tesco supermarket, and from Severell's Field to the new Steadings development were highlighted in responses to the household survey and, if these were provided, the figure of those who would walk to Cirencester rises to 90%.
- 6.16.4** Current connectivity from Siddington to Cirencester is of mixed quality and incomplete (See Figure 18). There is connectivity to Love Lane industrial estate although the onward journey to Cirencester involves busy roads and limited safe crossing points. Safe access is possible via School Lane which continues as a footpath to the Love Lane industrial estate, as does the canal footpath/cycleway from the top of Pound Close. A new foot and cycle path also links across to Spire View.
- 6.16.5** The most direct route to the centre of Cirencester lies along Siddington Road. This has a pavement, but it is narrow, overgrown and it abuts a road with a 60-mph speed limit. The pavement switches from one side of the road to the other near to a bend and people regard it as unsafe. Widening the pavement is difficult as both the road and pavement are narrow and constrained by lines of hedgerow, ditch and drystone wall. The provision of a safe cycle and pedestrian path on this route is a considered a priority.
- 6.16.6** There is no satisfactory foot or cycle connectivity to the retail outlets near Kingshill roundabout including Tesco and Aldi, as well as onward to Kingshill School. There is a circuitous route via Siddington Road, but this is unsafe (as noted above). The route via South Cerney Road is worse with no pavement and heavy traffic. A new foot and cycle path is needed from the village, perhaps via Siddington Church and across to Cricklade Road by the Tesco garage (Figure 30, Green Route 1). The landowner has indicated willingness to create this access. Opportunities may be helped by flood mitigation work or redevelopment of the Church Farm site.

6.16.7 There is no safe, direct connectivity to the Steadings and Chesterton although the Steadings developer has given an undertaking to provide this, including a pedestrian crossing of Spratsgate Lane from the existing foot and cycle access at Severell's Field which connects to the centre of the village via School Lane or Pound close (Figure 30, Green Route 2). It is important that this is delivered in a meaningful way, giving safe foot and cycle connectivity to the Steadings and to Chesterton and therefore onward to e.g. Cirencester Hospital, Deer Park school, Cirencester College and the RAU.

6.16.8 The creation of these two routes from Siddington to Tesco and from Siddington through Severell's Field to the Steadings are explicitly supported in the Cirencester Town Council Neighbourhood Plan (Draft, 2024, Chapter 6, p.29 onwards) in Policy AM1 a) which calls for the "Creation of a new walking and cycling link from the rear of Tesco to The Steadings roundabout on Spratsgate Lane, via Siddington Church and Severell's Field. This route will then connect into the new cycling and walking infrastructure within The Steadings neighbourhood and on to the RAU."

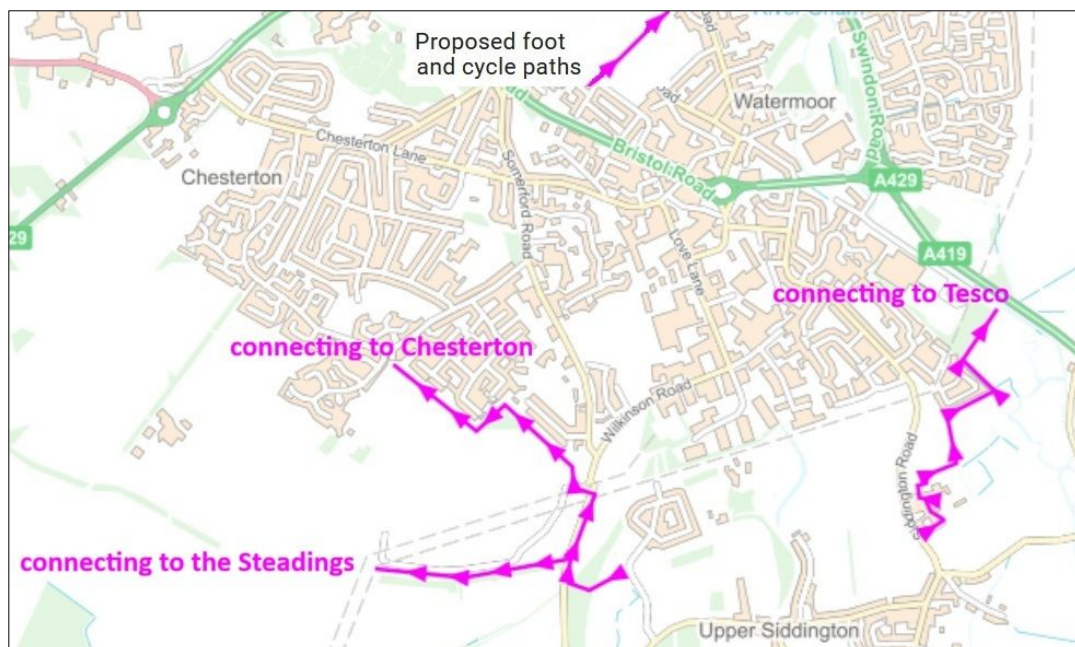


Figure 29 Proposed new cycle and footpath routes

6.16.9 There are two footpaths to South Cerney, along the disused canal and along the disused railway. The canal footpath is muddy and difficult in winter, and the survey includes a call for it to be improved. The railway footpath is a permissive path only. It is used as a bridleway and would also make a very good cycle route especially as from South Cerney Road it forms part of the long-distance Sustrans Route 45 connecting to the Cotswold Water Park and beyond. This is currently blocked by private land ownership on the route. Extension of this route to Cirencester is also recommended in the Cirencester Local Cycling & Walking Infrastructure Plan (June 2022) commissioned by Gloucestershire County Council, and in the South Cerney Neighbourhood plan (December 2021).

6.16.10 There is reasonable foot and cycle connectivity to Shorncote along quiet roads including Green Lane. There is strong support in the village to see this closed to traffic.

6.16.11 There are no safe foot connections to the west including Ewen although the Ewen-Siddington road has limited traffic and is well used by cyclists. The line of the canal and the old Cirencester Kemble railway both offer opportunities for connections, but the land is privately owned and there is currently no public access. The use of disused railways and canals as green infrastructure including foot and/or cycle access is supported by CDC Policy INF7. Restoration of the canal and towpath are supported by CDC Policy SP3.

6.16.12 The suggested improvements are all consistent with the priorities and detailed proposals set out in the Cirencester Local Cycling and Walking Infrastructure Plan.

6.17 Supporting Community Facilities

Policy S11 - Protecting & Supporting Community Facilities

- 1) The Neighbourhood Plan defines the following properties as community facilities:
 - a) Siddington Village Hall
 - b) St Peter's Church
 - c) The Greyhound Public House
 - d) Siddington Playing Fields
 - e) Siddington Allotments
 - f) Siddington Convenience Store/Post Office
 - g) Siddington CofE Primary School

- 2) Development proposals that will result in the loss, or significant reduction in, the scale and value of a community facility listed above will not normally be permitted unless:
 - a) alternative facilities of equal or better accessibility, size and suitability are provided or
 - b) it can be clearly demonstrated that the operation of the asset or its ongoing delivery is no longer of value to the community or
 - c) the facility is demonstrated to be no longer economically viable in its current use and has been marketed, at an independently agreed price by a qualified property professional, for a minimum of 12 months for community use and, where this is not feasible, for other suitable employment or service trade uses. Development will only be supported where no interest in acquisition or operation is identified

- 3) Proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will normally be supported if they comply with other policies in this Neighbourhood Plan.

Justification

- 6.17.1** The buildings and facilities listed in this policy are considered to have significant value to the community. This policy protects the popular and valued community facilities in the parish from harmful development proposals but encourages proposals that are intended to sustain or extend those facilities. In evaluating any proposal, relevant user groups and clubs should be consulted.
- 6.17.2** Evidence from the community shows that the facilities are well used and held in high regard as they scored highly in the survey when answering a question on the importance of facilities in the parish. The scores which they received can be found in Appendix D.
- 6.17.3** The policy responds to NPPF chapter 8 (Promoting Healthy and Safe Communities) which directs that planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments." It also refines CDC INF 2 (Social and Community Infrastructure, in particular paragraphs 11.2.9 and 11.2.10) by identifying the specific facilities in Siddington to protect.
- 6.17.4** It assists in meeting the Plan objective to encourage and enhance a strong sense of community by maintaining, supporting and improving existing facilities for a range of age groups.

6.18 Driving Priorities for Infrastructure Improvements

- 6.18.1** As noted above, new development within the parish will currently provide funds which can be used by the Parish Council for improvement of infrastructure within the parish. Such monies could include the neighbourhood proportion (from new residential development in the neighbourhood area) of the Community Infrastructure Levy (CIL) and Section 106. This will help finance and deliver specific infrastructure projects relating to the development and make the scheme satisfactory in line with paragraphs 56 to 59 of the Revised NPPF (2025).
- 6.18.2** These funds can be used by the Parish Council to pay for things like community centres, cycleways, flood defences, play areas, public open space etc.
- 6.18.3** Appendix B of the Plan will be used to consider priorities for spending these funds as these areas have been identified by residents of the parish as being important to them.

7 MONITORING AND REVIEW

- 7.1.1** The Plan covers the period 2025 to 2035. Given the emerging review of the Cotswold District Local Plan, it is anticipated that our Plan will be reviewed once the emerging local plan is adopted. The Cotswold District Council have published a timeline for the review with adoption of the Local Plan before the end of 2027.
- 7.1.2** Until the point of review the Plan will be monitored.
- 7.1.3** As a minimum the Plan will be reviewed every three years to understand how effective it has been in meeting objectives and whether any new issues have arisen.
- 7.1.4** Where new issues are identified changes may be required; for example, when policies are not working as intended, or are no longer relevant, or may have been superseded by new national planning policy, or a further review of the Cotswold District Council Local Plan. In these cases, the Parish Council will seek to modify the Plan.
- 7.1.5** Updated information is shared on the Siddington PC website:

[Neighbourhood Plan – Siddington PC](#)

8 APPENDICES

8.1 Appendix A - Glossary of Terms

Term	Description
Active Travel Corridor (ATC)	A route that can be a footpath/ cycle path or road that allows pedestrians and cyclists to move around.
Adoption	The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Appeal	The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.
Allocation	A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment, or another use such as open space.
Allocated Site	An allocated site in planning terms refers to a site that has been identified for development and has the principle of development agreed upon. This means that the local planning authority has determined that the development is appropriate and necessary for the area. However, this does not mean that the site has planning permission. Instead, it indicates that the site is suitable for development and that the planning application will outline how the development will meet the policy requirements related to the allocation. The allocation process is part of the local planning process and is designed to ensure that development is sustainable and supports the development needs of the area.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
Basic Conditions	Criteria that a Neighbourhood Plan must meet before it can come into force. These are: <ul style="list-style-type: none"> • They must have appropriate regard to national policy, • They must contribute to the achievement of sustainable development, • They must be in general conformity with the strategic policies in the development plan for the local area, • They must be compatible with UK and EU obligations, • They must conform with the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
Biodiversity	The variety of different types of plant and animal life in a particular region.

Term	Description
Cirencester Town Council Local Plan	Following Regulation 14 consultation, Cirencester Town Council has prepared its Regulation 16 Neighbourhood Plan, which is awaiting consultation, independent examination, and referendum
Community Engagement	Involving the local community in the decisions that are made regarding their area.
Community Facilities	Buildings, services, and land uses intended to meet the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.
Community infrastructure levy (CIL)	Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools, and leisure centres. Parish Councils are entitled to 25% of CIL payments received once a Neighbourhood Plan has been adopted/ 'made'.
Conformity	There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.
Consultation	A communication process with the local community that informs planning decision-making.
Consultation Statement	A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Development	Legal definition is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land."
Development boundary	A development boundary is a defined line on a map that marks the edge of a village or town, separating the built-up area from the surrounding countryside.
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land in the area. In this case Cotswold District Council Local Development Plan (2018).
Employment Land	Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order.
Evidence base	The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.
Examination	For neighbourhood planning, an independent assessment carried out by an examiner to determine whether a Neighbourhood Plan meets the Basic Conditions.

Term	Description
Footpath	A pedestrian right of way away from the highway.
Footway	A footway is a surfaced path that either forms part of a highway or runs alongside it. Although footways are commonly referred to as 'footpaths', in law footpaths are paths away from the highway, not along them.
Green Infrastructure (GI)	Interconnected green space that can have a range of functions. Landscape, biodiversity, trees, allotments, parks, open spaces, and other natural assets.
Green space	Those parts of an area which are occupied by natural, designed, or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.
Habitats Regulation Assessment	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
Infrastructure	Basic services necessary for development to take place e.g. roads, electricity, water, education, and health facilities.
Infill Development	The infilling of a small gap within an otherwise built up area e.g. within gardens or in place of an outbuilding between two houses.
Listed Buildings	Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.
Localism	Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals, and councils.
Local Green Space	This is a formal designation that may be made by neighbourhood plans, to provide protection for green spaces valued by the local community.
Local Development Plan	The Cotswold District Council Local Plan is the statutory blueprint that guides where, how, and what type of development can take place across the Cotswold district up to 2031. It sets legally enforceable planning policies that shape housing, employment, infrastructure, and environmental protection
Local Planning Authority	Local government body responsible for formulating planning policies and controlling development; in this case it is Cotswold District Council for most planning matters and Gloucestershire County Council for transport, and waste planning.
Local Referendum	A direct vote in which communities will be asked to either accept or reject a particular proposal.
Local Wildlife Site	Local Wildlife Sites are selected locally because of their importance for wildlife. Although not designated nationally or protected by law, they are recognised in planning policies and local plans. Selection is based on

Term	Description
	scientifically determined criteria and surveys, in line with nationally agreed guidance.
Mixed Use	The development of a single building or site with two or more complementary uses.
National Planning Policy Framework (NPPF)	Sets out the Government's planning policies for England and how these are expected to be applied.
Neighbourhood Area	The local area in which a neighbourhood plan or neighbourhood development order can be introduced. In this case the parish of Siddington.
Neighbourhood Plan	A planning document created by a parish or town council or a neighbourhood forum, which sets out the vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.
Neighbourhood Planning	A system that allows communities to have a direct say in the development and growth of their local areas. It enables local residents to create a shared vision for their neighbourhood, influencing the location and type of new homes, shops and infrastructure.
Steering Group	For the purposes of producing the Siddington Neighbourhood Plan a group of residents and parish councillors have formed to develop the Neighbourhood Plan. They report into the Parish Council.
Planning Conditions	Planning conditions are provisions attached to the granting of planning permission.
Planning Permission	Formal approval granted by a council allowing a proposed development to proceed.
Policy	A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
Public Open Space	Open space to which the public has free access.
Rural	Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Term	Description
Section 106	Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted.
Setting	The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.
Site of Special Scientific Interest (SSSI)	A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. Sites of special scientific interest (SSSI) are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.
Stakeholders	People who have an interest in an organisation or process including residents, business owners and government.
Strategic Policy	A policy that is essential for the delivery of a strategy, for example, the overall scale and distribution of housing and employment in an area.
Sustainable Development	An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.
Sustainable Urban Drainage Systems	An artificial drainage solution which uses natural processes to reduce and slow the quantity and rate of surface water run-off from new development, dealing with it as close to the source as possible.
The Plan	Siddington Parish Neighbourhood Plan
Tree Preservation Order (TPOs)	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
Windfall	Sites which have not been identified as available in the Local Plan. They normally comprise previously developed sites that have unexpectedly become available.

8.2 Appendix B - Parish Aspirations and Actions

- 8.2.1** There were a number of items that were identified through the survey that are of concern and interest to the community but cannot be addressed through planning policy. These aspirations and actions have been recorded, and it is the intention of the Parish Council to address these during the Plan period either through the Parish Council or in conjunction with others including, through a community group established to address the issue, or through another appropriate body. These will be subject to financial, legal and time constraints.
- 8.2.2** Work has already commenced against some of these aspirations and achieving these has the potential to enhance the quality of life for residents of Siddington and to provide environmental improvements. However, successful delivery will always depend on the availability of adequate funding, commitment from volunteers and the willingness of partner organisations to work with the Parish Council.
- 8.2.3** The Parish Council is always willing to consider new parish aspirations arising from all sources.
- 8.2.4** Any of these aspirations that would qualify as ‘infrastructure’ will be considered for the purposes of spending CIL money or other development related income that might be received by the parish council.
- 8.2.5** Parish Aspirations and Actions

Ref	Summary of comments in Household survey results/wish list/concerns	Category	Status/comments
1.1	Coffee shop/community hub	Facilities	Fenton’s in South Cerney example quoted
1.2	Church	Facilities	Additional parking. Safe crossing point
1.3	Better facilities for young people both at playing field and indoors	Facilities	
1.4	Village Shop/post office	Facilities	Improve appearance of shop and frontage.
1.5	Improve public transport to Kemble Station and to smaller neighbouring villages	Facilities	
2.1	Allotments	Social/ Sport/ Leisure	Tidy up allotments. Completed August 2025

Ref	Summary of comments in Household survey results/wish list/concerns	Category	Status/comments
2.2	Playground	Social/ Sport/ Leisure	Additional and improved equipment
2.3	Playing Field	Social/ Sport/ Leisure	Clubhouse improvements underway. Trim Trail – installed December 2025.
3.1	Reduce speeding	Traffic	20 mph speed limit in village. 30mph speed limit between Cirencester and Siddington. Speed cameras
3.2	Resurface Siddington Road	Traffic	Completed July 2025
3.3	Improve maintenance of village tarmac pathways	Traffic	Better maintenance of path surfaces and cutting back of bushes
3.5	Tackle overgrown roadside vegetation	Traffic	Greater emphasis required on cutting back obstructing vegetation
3.6	Improve parking at Village Hall	Traffic	Make better use of land at Village Hall to provide off-street parking
3.7	Improve parking for school	Traffic	Dedicated spaces at Severells Field have been provided
3.8	Improve parking for playing field	Traffic	Additional parking required
3.9	Improve parking for shop	Traffic	Limited space
4.1	Foot/cycle paths	Countryside	Need for additional paths and improved maintenance as outlined in NDP

Ref	Summary of comments in Household survey Results/wish list/concerns	Category	Status/comments
5.1	Improve maintenance of public housing areas	Sustainability & Housing	Action to be taken with Bromford

8.3 Appendix C - Locally Important Views

Photographs, Maps of Viewpoint and Assessment

- 8.3.1 View 1.** Contained view of St Peter’s Church from Church Avenue. Ancient village setting with adjacent historic listed buildings, including the grade II listed St Peter’s Church dating from the 11th Century, a grade II* listed mediaeval tythe barn and a grade II listed farmhouse.





Figure 31 St Peter's Church and tythe barn

8.3.2 View 2. Panoramic views on entering the village from the North along Siddington Road. Grazing land on either side with hedges and stone walls. Historic listed buildings to the east behind trees and hedges.



Figure 32 Siddington Road looking south to Siddington. View 2A



Figure 33 View of St Peter's Church from meadow next to Siddington Road. View 2B



Figure 34 View from Siddington Road to Park Way. View 2C

8.3.3 View 3. Panoramic Views from Spire View to the South towards Siddington. This is the gap between Cirencester and Siddington comprising pasture, St Peter's spire and small copses of mixed woodland. – development in this location would have an adverse impact on the agrarian setting of the village which give it its rural character and identity.



Figure 35 Looking south-east from Spire View towards Siddington and St Peter's Church. View 3A



Figure 36 View of St Peter's Church from meadow next to Siddington Road. View 3B

8.3.4 View 4. Panoramic and street views on entering Siddington from the South along Ashton Road. To the East, grazed horse paddocks. To the West, grade II listed historic public house. On both sides of the road there are traditional stone cottages and a glimpsed view of the 19th century Frazier's Folly.



Figure 38 Ashton Road from The Greyhound. View 4A



Figure 37 Ashton Road through the village from the south. View 4A



Figure 39 The Greyhound Public House. View 4B



Figure 40 View of horse paddocks looking East from Ashton Road towards the canal.
View 4C



Figure 41 Glimpsed view of Siddington Hall
from Ashton Road. View 4D

8.3.5 View 5. Contained street views on entering the village from the West along Park Way where the road is bordered by Grade II listed Barton Farmhouse and the Old Schoolhouse. There are also traditional Cotswold houses, gardens and paddocks



Figure 42 Barton Farmhouse on Park Way. View 5



Figure 43 The Old Schoolhouse. View 5



Figure 44 View east along Park Way on entering the village. View 5

8.3.6 View 6. Panoramic and street views on entering the village from the East along South Cerney Road. Open, expansive views over ridge and furrow pasture to the North and South. To the North there is an exceptional view of a grade II listed manor house and church spire. To the East, the view changes from rural to village with a fine collection of Cotswold stone cottages and the Grade II listed Roberts House.



Figure 45 View from South Cerney Road to the south across Ridge and Furrow pasture. View 6A



Figure 46 Siddington Manor and St Peter's. View 6B



Figure 47 South Cerney Road on entry to Siddington. View 6C



Figure 48 Cotswold cottages entering village on South Cerney Road. View 6C



Figure 49 Roberts House. View 6C

Map ref. of view point	Location of view point	Designation / landscape type of viewpoint(s)	Type of viewpoint(s) (historic, cultural / movement corridor / recreational)	Number / type of viewpoint users (many / moderate / few)	Direction of view	Description of view	Key components of view	Importance		
								View point	View	Overall
1	Church Avenue	Ancient village setting with a number of adjacent historic listed buildings.	Historic and Cultural. Movement corridor - minor road and footpath.	Moderate users. Cars, pedestrians.	North / West / East	This is a contained view framed by historic buildings on either side and leading to the Grade II listed St Peters Church (dating from 1150) with its exceptional spire, a local landmark. To the left of the church lies the Grade II* listed 13th Century Tythe Barn and farm buildings. To the right lies the Grade II listed Siddington Manor and the Grade II listed Church Farmhouse.	A single track, tree lined lane to the imposing St Peter's church and spire and taking in views of Church Farmhouse, Tythe Barn and two other barns, which like the church are all Grade II listed. This is the historic setting of early development in Siddington. It benefits from a peaceful rural surrounding and quintessential Cotswold architecture.	E	E	E
2	Village approach from the North via Siddington Road.	Main road from Cirencester to Siddington Village. Village farmlands. Grazing land on either side with hedges and stone walls. Historic listed buildings to the East behind trees and hedges.	Historic. Movement corridor - main road and footpath.	Many users - cars, public transport, cyclists, pedestrians.	South/ East/ West	The view varies from glimpses of paddocks contained within hedgerows and stone walls, to more open and expansive pasture. The fields are not intensively grazed and provide lush wildflower meadows at certain times of the year. There are glimpses of the listed St Peter's church and historic barns to the East.	Hedgerows and traditional stone walling on either side of the road with rural farmland. It provides a clear demarcation between the urban form of Cirencester and the built form of Siddington village and provides the village with its rural setting. The attractiveness of the view on entering the village is partially undermined by the view of housing on Parkway which presents a homogenous, monotonous suburban edge.	S	S	S

3	Spire View	Horse paddocks and village farmland. St Peter's spire. Small copses of mixed woodland.	Movement Corridor - minor road and footpath on edge of housing estate. View from housing estate. Variety of views from public footpath.	Moderate users: cars, pedestrian Continuous view for residents living in Spire View estate. The viewpoint is linked to public footpaths offering numerous vantage points.	South / South East / South West	Hedge fringed rolling pastures to the South with views to the church spire and surrounded by small copses to the South East/South West. Views to the South extend to Siddington Village.	Rural landscape with scenic footpaths to the village, incorporating the old canal towpath and small woodland. It creates a natural settlement gap between the village and Cirencester, preventing the sprawl and maintaining the village's identity.	S	S	S
4	Village approach from the South via Ashton Road	Main road into the village from the South. Ahead - village street. To the East - grazed horse paddocks. To the West - listed historic public house. Both sides of the road - traditional stone cottages and the 19th century Frazier's Folly.	Historic (adjacent to Listed Building). Movement Corridor - main road, pavement, long-distance path (Seven Thames Way). Recreational -view shared by pub visitors and from their outside seating area.	Many users - cars, public transport, cyclists and horse riders from local livery yard.	North/ East / West	To the West of the road lies the Greyhound public house, a traditional stone-built Cotswold hostelry. To the East, the horse paddocks at Plummer's Farm provide a pleasing rural backdrop with an extensive view of hedge-fringed fields bounded by a disused canal and railway. The reverse of this view (fields and pub) is also highly visible from the Thames and Severn canal long-distance path which runs down one side of the fields and provides a very attractive link between the settlement and the countryside. The other side of the field is bounded by a dismantled railway with outgrown hedges on a slight embankment.	Ashton Road enters the village bordered by traditional Cotswold stone cottages leading to the Greyhound pub, a Grade II listed building recognised for its historic and architectural significance. The paddocks of Plummer's Farm provide a restful scene of grasslands, grazed by horses and flanked by hedgerows and tree belts and with the development of a solar farm on adjacent land, this a key rural feature to maintain at the entry to the village. Further along the road, to the East, there is a glimpsed view of Grade II listed Frazier's Folly.	S	S	S

5	Village Approach from the West via Parkway	Westerly access to the village via tree/hedgerow lined lane passing historic listed buildings.	Historic. Movement Corridor - main road.	Many users - cars, cyclists	East/ North/ South.	On passing the Severell's Field development (screened by hedgerows), the road enters the village at Upper Siddington and on the left-hand side is Barton Farmhouse and the Old School House (both Grade II Listed), while opposite there are a collection of traditional Cotswold houses together with a glimpsed view of pasture and gardens.	An attractive entrance to the village through a rural landscape merging into a village street view of traditional and historic Cotswold stone-built houses surrounded by cottage gardens. Two of the houses are grade II listed. There are also hedgerows, stone walls and limited views of pasture and gardens.	S	S	S
6	Village approach from the East via South Cerney Road	Easterly access to the village via tree/hedgerow lined lane passing pastureland and historic listed buildings.	Historic. Cultural. Movement corridor - main road, also links a series of public footpaths.	Many users - cars, cyclists, pedestrians.	360°	Open, expansive views over ridge and furrow pasture to the North and South. To the North there is an exceptional view of a grade II listed manor house and church spire. To the East, the view changes from rural to village with a fine collection of Cotswold stone cottages and the Grade II listed Roberts House.	The 270 degree view to the West, South and North, include historic ridge and furrow pasture, the River Churn, and on the skyline, the Grade II Round Tower. The view along the road on entering the village is of traditional Cotswold stone cottages together with the more imposing Roberts House (which has links to one of the founders of the Quaker movement). One of the best liked views is across paddocks to the North where an expansive view of paddocks ends in Siddington Manor (Grade II) and St Peter's Church spire (Grade II).	S	E	S

8.4 Appendix D - Community Facilities

- 8.4.1** The parish of Siddington has a number of facilities and services, all of which are in the main village of Siddington. They encourage and enhance a strong sense of community and contribute to the community's wellbeing.

The key facilities in the village identified by respondents to the household survey as 'Very Important' or 'Important' are listed below (the figure shows the percentage of respondents who considered the facility either as Very Important or Important to them):

Outdoor Facilities

Rural paths – 98%

There is an extensive network of public footpaths and bridleways in the village, including the Thames and Severn Way, a well-used long-distance path. These are very important to residents and much used. Funding will be required to extend the network and for maintenance of the existing.

Playground – 81%

The playground has a reasonable selection of play equipment and is well maintained. Survey respondents recommended that there should be further additions.



Figure 51 Siddington Playground



Figure 52 Siddington Playing Field

Playing Field and Recreation Ground – 70%

The playing field/recreation ground has a football pitch and clubhouse and is sited next to the playground. The site is owned by the Bathurst Estate and is managed by the Parish Council on a long-term lease. A trim trail has recently been constructed on the field (December 2025). The clubhouse has recently been smartened up but requires further improvement.

Allotments – 62%

The allotments are also owned by the Bathurst Estate. A new committee was established in 2025 to improve the administration and appearance of the site.



Figure 53 Siddington Allotments

Indoor facilities

Post Office/Shop (97%)

The shop has a reasonable range of goods and is a particularly useful facility for the older population in the village. It is very much a convenience store and most villagers will go to one of the 3 supermarkets (within a mile) for their main shop. The Post Office is well used.



Figure 54 Siddington Village Shop

The Greyhound Public House – 93%

The Greyhound is a traditional village pub which has a large internal dining area and extensive outdoor seating. It is popular with villagers, walkers and people from neighbouring communities.



Figure 55 The Greyhound Public House

Village Hall – 91%

The village hall is a very well used local resource which offers a medium size hall, kitchen facilities and a separate meeting room. It is located at the centre of the village on the main road and has a small amount of land to the side and rear. It has limited dedicated parking, but cars can park on the main road.



Figure 56 Siddington Village Hall

Siddington Church of England School – 78%

Siddington School is a Church of England Primary School catering for children aged 4 to 11. It is a smaller than average primary schools with around 90 pupils. A new additional building was opened in 2025 which is to temporarily host pupils from The Steadings, a nearby development, while a permanent school building is being constructed for the estate (completion planned for 2029).



Figure 57 Siddington CofE School

The Church – 72%

The church can trace its roots to the Norman period and is located a short distance from the main part of the village in a picturesque enclave of historic buildings. It is grade II listed and has an impressive tower which is illuminated on special occasions. Although it has a small congregation, the church building is a popular landmark and well-loved in the village, while many villagers visit the graveyard where generations of villagers are buried.



Figure 58 St Peter's Church

8.5 Appendix E - Listed Historic Buildings in Siddington

1. Siddington House – Grade II listed. List Entry Number: 1340985
2. St Peter’s Church – Grade II listed. List Entry Number: 1340986
3. Tithe Barn and one other adjacent to St Peter’s – Grade II* listed. List Entry Number: 1090073
4. Animal Shelter to east of Tithe Barn – Grade II listed. List Entry Number: 1090074
5. Church Farmhouse – Grad II listed. List Entry Number: 1340987
6. Siddington Manor – Grade II listed. List Entry Number: 1340988



Figure 59 Siddington Manor

7. Roberts House – Grade II listed. List Entry Number: 1304080



Figure 60 Roberts House

8. The Round House – Grade II listed. List Entry Number: 1090069
9. Siddington Hall (Frazier’s Folly) – Grade II listed. List Entry Number: 1090070
10. The Greyhound – Grade II listed. List Entry Number: 1090075

- 11. Upper Siddington House – Grade II listed. List Entry Number: 1340989
- 12. Upper Siddington Bridge – Grade II listed. List Entry Number: 1090036



Figure 61 Upper Siddington Bridge

- 13. School House – Grade II listed. List Entry Number: 1153896
- 14. Barton Farmhouse – Grade II listed. List Entry Number: 1090075
- 15. The Old Rectory – Grade II listed. List Entry Number: 1379927

The location of these Listed Buildings is shown in the map below.



Figure 62 Locations of Listed Buildings

8.6 Appendix F - Locations of Notable Trees

Number	Grid Reference	Tree species	Size and Form. Trees are single stem (maiden) unless stated eg coppiced, pollarded.	Location and notes
1	SU 04000 98800	Black Poplar	3.5m girth	River Churn, 50m from aqueduct
2	SU 04059 98674	Black Poplar	4m girth	River Churn
3	SU 04070 98624	Black Poplar	4m girth	River Churn
4	SU 04075 98604	White Willow	4m girth	River Churn
5	SU 04111 98608	Black Poplar	4m girth	River Churn
6	SU 0411 9855	Crack Willow	4m girth	River Churn, Leaning
8	SU 03905 98929	Ash	3m girth	Canal path. Bad dieback
9	SU 03409 99546	Lime A	3m girth	Plummers Farm. Canal side. Common Limes A to O all similar and put at 3m girth although obscured by epicornic growth.
10	SU 03424 99537	Lime B	3m girth	" "
11	SU 03444 99525	Lime C	3m girth	" "
12	SU 03466 99507	Lime D	3m girth	" "
13	SU 03480 99483	Lime E	3m girth	" "
14	SU 03486 99462	Lime F	3m girth	" "
15	SU 03494 99448	Lime G	3m girth	" "
16	SU 03505 99430	Lime H	3m girth	" "
17	SU 03514 99415	Lime I	3m girth	" "
18	SU 03530 99382	Lime J	3m girth	" "
19	SU 03553 99327	Lime L	3m girth	" "
20	SU 03556 99309	Lime M	3m girth	" "
21	SU 03559 99292	Lime N	3m girth	" "
22	03563 99282	Lime O	3m girth	Just before White Poplars.
23	SU 03473 99455	Ash	Coppiced 3m @0.5m	Towpath

24	SU 03565 99236	Ash	3m @0.5m Coppiced at 0.5m	Towpath before Cowground bridge
25	SP 03814 00039	Coppiced White willow	3m girth @ 1m height	Near Humpback bridge Hedgerow/Field Edge
26	SP 03744 000038	Coppiced White willow	4m girth @ 0.5m height	Halfway from bridge to village edge Hedgerow/Field Edge
27	SP 0352 0012	Copper Beech 1	3.5m girth	Siddington Manor garden
28	SP 0357 0011	False Acacia	4m girth	" "
29	SP 0358 0013	False Acacia	3m girth	" "
30	SP 0354 0017	Cedar	5m girth	" "
31	SP 03534 00234	Copper Beech 2	3m girth	" "
32	SP 03534 00234	Sycamore	3m girth Pollarded at 2m	Church Avenue. Field Edge. Covered in Ivy
33	SU 03570 99735	Beech pollarded at about 5m height	3m girth	A garden, The Common
34	SU 0282 0004	Oak	5m girth	Path from Siddington school to Severell's Field Field edge
35	SU 0292 0011	Common Lime	3m girth	Path from school to Pound Close Field edge
36	SU 0265 9977	Oak	3.5m girth	Entrance to Severell's Drive. Field edge
37	SU 02920 99938	Oak, probably pollarded	2.5m girth	School Lane. Hedgerow
38	SU 02925 99910	Ash, probably pollarded	2.5m girth	School Lane. Hedgerow
39	SU 0308 9938	Ash	3m girth	Canal Lane, near Nursery View. Hedgerow
40	SU 0363 9849	Oak	Possible veteran	Field S of Solar Farm

41	SU 03575 98140	Copper Beech	3m girth	Dry Leaze farm entrance
42	SU 0368 9780	Oak	3m girth	Copse south of Dry Leaze farm entrance
43	SU 0390 9719	Sycamore coppiced	3 to 4m	Near Ashton Rd Crossroads with S. Cerney/Ewen road. Hedgerows/field
44	SU 03480 97205	Oak	3m girth	Ewen Road. Hedgerows/Field edge
45	SU 0330 9723	Ash coppiced	3.5m girth @ 0.5m	" "
46	SU 0236 9753	Maiden Ash	2.5m girth	DryLeaze Farm SW corner. Copse in field on old quarry
47	SU 0244 9782	Oak	Possible veteran	Hedgerow/Field edge
48	SU 02028 97658	Oak	3m girth	Ewen Road. Hedgerow/Field edge
49	SU 0225 9767	Sycamore coppiced	3m	Spratsgate Lane Hedge/Field edge
50	SU 0226 9767	Ash pollarded at 3m height	4m girth	" "
51	SU 0225 9777	Coppiced Ash	3m	" "
52	SU 0227 9816	Oak,	3m girth @ 1m maiden/coppiced	" "
53	SU 0227 9815	Oak	3m girth	" "
54	SU 0223 9845	Oak	3m girth	" "
55	SU 0223 9859	Oak	4m girth	" ". Peeling bark indicating Veteran
56	SU 0235 9891	Oak	3+m girth	In Field near Spratsgate Lane
57	SU 0222 9867	Oak	4.5m girth	S corner of garden of Sandy Lane farmhouse
58	SU 0239 9920	Field Maple coppiced	3m girth at ground level	Top of Clark's Lane by Spratsgate Lane hedge
59	SU 0238 9928	Ash probably pollarded at 3m	2.5m girth maiden (notable or veteran)	" "

61	SU 0213 9894	Oak	About 3m girth (observed from publicly accessible land)	Hedgerow between Spratsgate Lane and Furzen Leaze farm buildings
62	SU 0210 9891	Oak	About 3m girth (observed from publicly accessible land)	" "
63	SU 0206 9889	Oak	About 3m girth (observed from publicly accessible land)	" "
64	SU 0201 98947	Oak	About 3m girth (observed from publicly accessible land)	" "
65	SU 02137 98947	Oak	About 3m girth (observed from publicly accessible land)	" "
66	SU 0195 9920	Sycamore coppiced at GL.	3.5m girth at 0.5m	Siddington to Ewen Road. Hedge/field edge
67	SU 0186 9915	Sycamore coppiced	3m	" "
68	SU 0184 9914	Oak	3m girth	" "
69	SU 0154 9895	Beech	3m girth	" "
70	SU 0156 9891	Oak		" "
71	SU 0152 9890	Oak	2.5m girth	" "
72	SU 0153 9881	Oak	3.5m girth	Field east of Furzen Leaze farm entrance
73	SU 0148 9859	Oak	4m girth	Field south of Furzen Leaze farm drive
74	SU 0183 9897	Oak	3m girth	In hedge W of Furzen Leaze Farmhouse near cottages
75	SU 0115 9865	Ash coppiced	3m	N side of Ewen Lane hedgerow
76	SU 0117 9866	Ash coppiced	3m	" "
77	SU 0120 9867	Ash	3m girth	" "
78	SU 0164 9926	Sycamore	Possible veteran	Hedgerow near Bluehouse Bridge

79	SU 0167 9927	Ash	Possible veteran	" "
80	SU 0168 9933	Sycamore	Possible veteran	Canal near Bluehouse Bridge
81	SU 0171 9941	1+ Ash and 1 + Sycamore	Possible veterans	" "
82	SU 0195 9940	Probably Ash	Possible veteran	Hedgerow on Canal E of Bluehouse Bridge
83	SU 0218 9962	Probably Ash	Possible veteran	" "

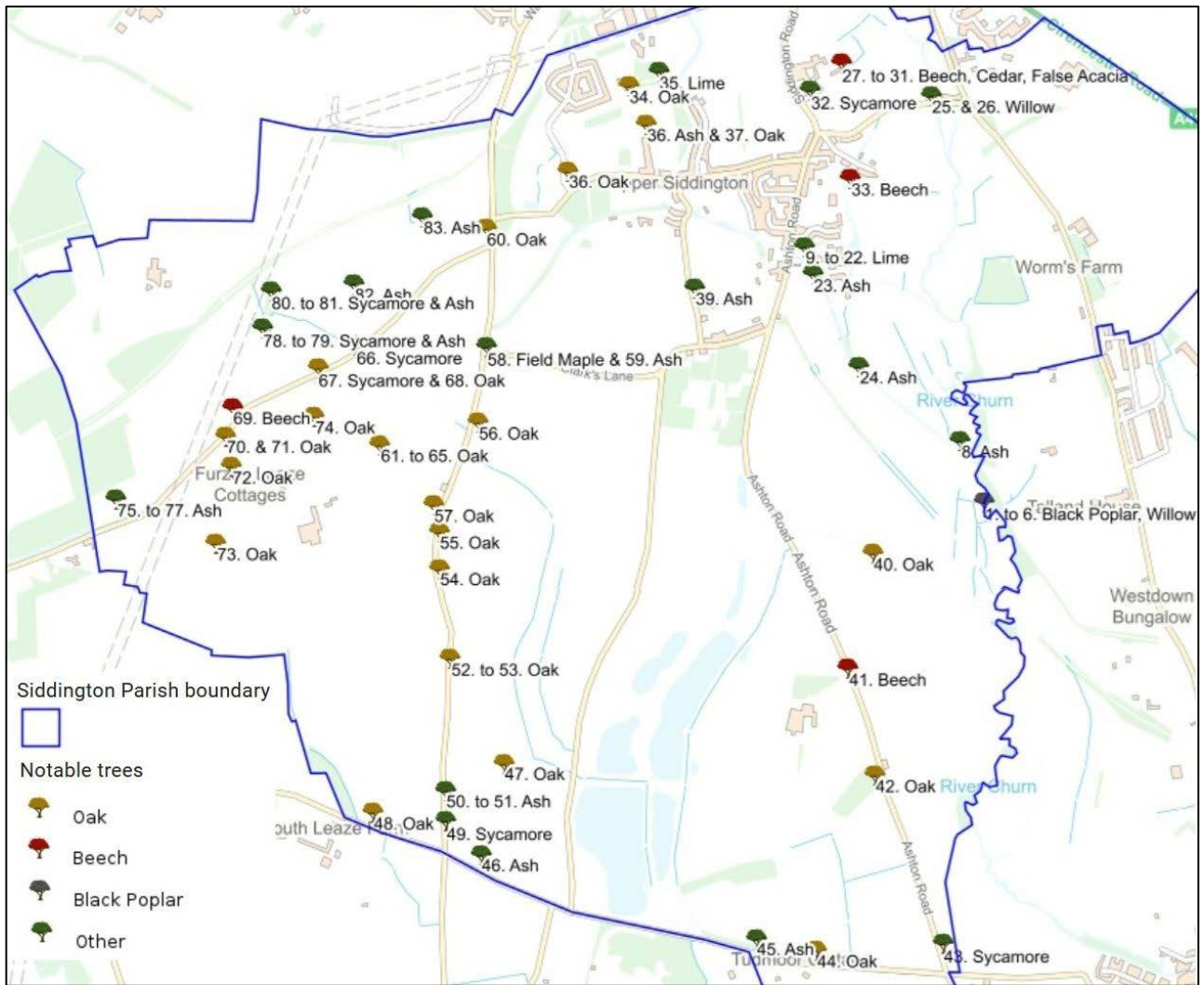


Figure 63 Locations of Notable Trees

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Siddington Draft Neighbourhood Plan

Reg 14 – Jan 2026

**Habitats Regulations Assessment (HRA) &
Strategic Environmental Assessment (SEA)**

Screening Report

Habitats Regulations Assessment (HRA) Screening

1. Introduction

- 1.1 This HRA screening report will be issued to Siddington Parish Council to assist in supporting the Reg. 14 consultation of the draft Neighbourhood Plan. Statutory consultees (Natural England, Environment Agency and Historic England) must be consulted on this HRA/SEA screening opinion. It is intended for that consultation to be simultaneous with the Reg. 14 consultation.
- 1.2 Siddington Parish Council are leading the preparation of a Neighbourhood Plan to provide locally specific planning policies intended to address issues identified as being important to the local community, particularly where those issues are perceived as not being adequately addressed through existing planning policies.
- 1.3 As the 'competent authority' under the Conservation of Habitats and Species Regulations 2017 (the Regulations) Cotswold District Council is required to assess development plans through the HRA process.
- 1.4 The purpose of a HRA is to assess possible effects of development plans on the nature conservation interests of sites designated under the Habitats and Wild Birds Directives. These sites consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and also include Ramsar Sites.
- 1.5 The integration of the HRA process as part of the preparation of development plans is fundamental to the plan making process as policies in the plan can potentially affect designated sites.
- 1.6 HRA is an iterative process and the remaining stages will be completed alongside and will inform preparation of the Plan. **This is a screening opinion to ensure that any changes required can be made to the plan to facilitate the next stages of assessment under the Regulations.**

How do we do this?

- 1.7 The following assessment methodology will be followed to meet the requirements of the Habitats Directive:

Stage One – Screening

- 1.8 This comprises an initial analysis to determine whether the Neighbourhood Plan is likely to have a significant effect on any European sites. The Neighbourhood Plan will require appropriate assessment unless it is certain that it will not have a significant effect on any European sites.

1.9 Where there is a credible risk of an effect and in the absence of objective evidence demonstrating that there will not be it has to be concluded that there is a likely significant effect.

- Stage 1A: Identification of European sites relevant to the assessment, and analysis of them in terms of reasons for designation, factors affecting their integrity and trends affecting them.
- Stage 1B: Identification of underlying trends that could affect the integrity of sites.
- Stage 1C: Analysis of the Neighbourhood Plan objectives, proposals and proposed policies in terms of their possible adverse effects on the integrity of European sites, examination of options and alternatives to avoid or reduce these effects.
- Stage 1D: Identification of other plans and projects relevant to the assessment, to identify any likely in-combination effects. Article 6(3) of the Habitats Directive requires that plans and projects likely to have a significant effect on a European site alone or in combination with other plans or projects shall be subject to appropriate assessment.

1.10 The ruling of the Court of Justice of the European Union in case C-323/17 People over Wind in given in April 2018 has had a profound effect on the approach to screening. Prior to this ruling it was established practice to take account of mitigation measures included in a plan or project when determining if that plan or project was likely to have a significant effect. However, paragraph 40 of the ruling states that:

Article 6(3)... must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerning, of a plan or project, it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site'

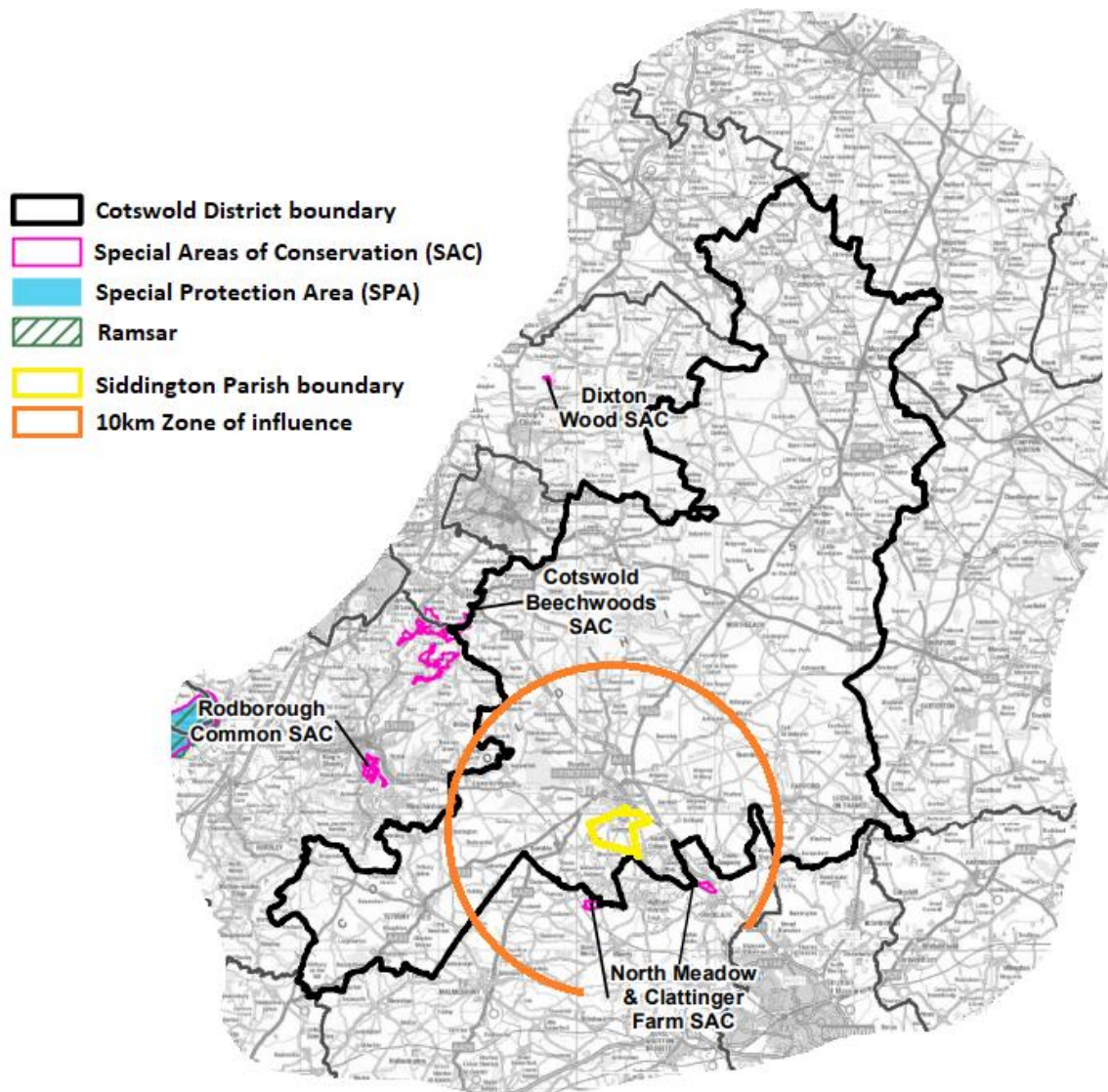
1.11 Accordingly, the benefit of measures intended to avoid or reduce the harmful effects of a plan or project must be disregarded when determining whether it is likely to have a significant effect on a European site.

Stage Two – Appropriate Assessment

1.12 Determination of whether any proposals or policies in the Neighbourhood Plan identified at the screening stage as having a likely significant effect would have an adverse effect on the integrity of any European sites, in view of the conservation objectives for those sites and the nature of the likely significant effect that has been

identified. Modifications to those proposals or policies are identified to avoid any adverse effects on site integrity.

2. Designated Sites (European) within a 10km Zone of Influence



North Meadow & Clattinger Farm SAC

2.1 Natural England Conservation Advice for Protected Sites:

Site name:	North Meadow & Clattinger Farm SAC
Designation type:	SAC
Site identification:	UK0016372
Location:	Wiltshire
Latest designation date:	01 Jan 1996
Qualifying features:	Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>)
Designated area (ha):	104.14
Moderation/boundary changes:	Not applicable
Component Sites of Special Scientific Interest (SSSI):	Clattinger Farm SSSI, North Meadow, Cricklade SSSI
Overlapping Protected Areas:	North Meadow, Cricklade National Nature Reserve (NNR)

This SAC comprises North Meadow and Clattinger Farm, two individual sites located approximately 4.5 miles apart in north Wiltshire close to the county boundary with Gloucestershire. Both sites lie within the floodplain of the Upper Thames and fall within the Cotswold Water Park.

Both parts of the SAC are located at the western end of the Upper Thames Clay Vales National Character Area (108). Clattinger Farm is 59.88 hectares in size and North Meadow is 44.25 hectares in size. North Meadow is a National Nature Reserve which is owned and managed by Natural England.

Both parts of the SAC sit within the Cotswold Water Park which is a manmade wetland created by the restoration of sand and gravel workings. The Water Park covers an area of 40 square miles with over 150 lakes of varying size. Prior to the exploitation of sand and gravel this area of the Upper Thames catchment was made up of floodplain grassland, river habitats and arable farming.

The SAC, along with a number of other associated smaller grassland SSSI, is a relic of the floodplain grazing farming system which was widespread in this area. Both sites sit on shallow glacial limestone gravel deposits which create free draining conditions that help to maintain the characteristic designated flora. The shallow gravel deposits at both sites result in a great seasonal variation in water table depth which has traditionally helped with hay meadow management leading to the sites characteristic flora.

North Meadow, which is located on the outskirts of Cricklade, between the River Thames and the River Churn is a Lammas floodplain meadow which has been managed by hay cutting and aftermath grazing for over 150 years. North meadow is known for a rich diversity of meadow plants, including the presence of around 95% of the UK's surviving

*population of the nationally scarce Snake's head fritillary *Fritillaria meleagris*. The snake's head fritillary is also present at Clattinger Farm in a lower abundance.*

Management of both sites aims to maintain traditional hay-meadow management of hay cutting from mid-summer, followed by grazing with livestock through the autumn and into the winter as ground conditions permit. This management allows plants to flower and set seed prior to hay cutting. Both sites, but in particular North Meadow, are regularly flooded by their adjacent watercourses.

In recent years, both sites have suffered prolonged periods of flooding which has threatened the continuation of traditional meadow management, particularly at North Meadow. The underlying shallow gravel deposits and adjacent watercourses at both sites present challenges for future management in the context of expected changes in climatic conditions.

As an NNR a significant amount of management at North Meadow is focused on managing visitor pressure, especially during fritillary flowering season, in order to balance conservation of the characteristic flora whilst allowing it to be accessible to the public.

Conservation objectives

The site's conservation objectives apply to the site and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying features' listed above).

The objectives are to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate, and 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 and habitats of the qualifying species*
- the structure and function (including typical species) of qualifying natural habitats*
- the structure and function of the habitats of the qualifying species*
- the supporting processes on which qualifying natural habitats and the habitats of qualifying species rely*
- the populations of each of the qualifying species*
- the distribution of qualifying species within the site*

3. Screening of Policies

- 3.1 North Meadow and Clattinger Farm SAC is located outside the parish and therefore would not be subject to direct impacts as a result of the proposed Neighbourhood Plan.

- 3.2 As the SAC is within 10km of the parish, there could be effects in relation to recreational disturbance. The site description above particularly mentions managing visitor pressure as part of a National Nature Reserve.
- 3.3 Recreational pressure could be increased by allocating land for development. The draft Siddington Neighbourhood Plan does not allocate any plan for development.

Screened In:

- 3.4 None

Screened Out:

Policy S1 – Preventing Coalescence of Siddington with Cirencester

- 3.5 This policy proposes a “green gap” restricting development, to prevent the coalescence of Cirencester and Siddington, and is not considered likely to have any significant effect on a European Site.

Policy S2 – Settlement Boundary and Infill Development

- 3.6 This policy proposes a settlement boundary tight to the existing built form. Outward expansion of the settlement is specifically not supported. Infill development within the settlement boundary is supported in this policy. However, Local Plan policy DS3 (Small-Scale Residential Development in Non-Principal Settlements) already permits small-scale residential development subject to some criteria.
- 3.7 To note, in the Local Plan any settlement with a settlement boundary is considered a principal settlement. Neighbourhood Plans should not change the spatial strategy of a Local Plan. We are assuming that Siddington intends to be a non-principal settlement with a settlement boundary, meaning the provision of Local Plan policy DS3 still applies.
- 3.8 Overall, this policy gives clarity as to what constitutes ‘inside’ or ‘outside’ the settlement, but should not increase housing numbers disproportionately above those anticipated and taken cumulatively and in-combination with other plans.
- 3.9 This policy is unlikely to increase recreational pressure causing significant effects on a European site.

Policy S3 – Housing Mix

- 3.10 This policy specifies the type of housing supported in the Parish, with specific reference to affordable housing, but does not increase the housing numbers. This policy is not therefore likely to have any significant effect on a European site.

Policy S4 – Housing to meet the needs of the community

- 3.11 The policy indicates the type of housing supported within the proposed Settlement Boundary (Policy S1) for Siddington, based on local needs. This policy is not therefore likely to have any significant effect on a European site.

Policy S5 – General Design Principles

- 3.12 This policy supports high quality design and sets out a list of criteria which should be met by all development. This design policy is not therefore likely to have any significant effect on a European site.

Policy S6 – Old Talland School of Equitation

- 3.13 This policy supports development on a brownfield site, which conserves, re-uses and enhances heritage assets on the site. This is primarily a heritage and design policy and does not specifically support or seek to allocate the site for housing, for example. The policy is not therefore likely to have any significant effect on a European Site.

Policy S7A – Designated Heritage Assets

- 3.14 This policy aims to prevent harm to designated heritage assets. This heritage policy is not therefore likely to have any significant effect on a European site.

Policy S7B – Conversion of Non-Domestic Historic Buildings

- 3.15 This policy supports the conversion to new uses providing it adheres with several criteria set out in the policy. This heritage policy is not therefore likely to have any significant effect on a European site.

Policy S8 – Local Green Space Policy

Policy S9 – Important Views Policy

Policy S10 – Trees, Hedgerows and Woodland

Policy S11 – Flooding

Policy S12 – Sustainable Transport and Active Travel

Policy S13 – Community Facilities

- 3.16 These are environmental and community protection policies and are not therefore likely to have any significant effect on a European Site.

4. Required Mitigation

- 4.1 In the opinion of CDC's Neighbourhood Plans Officer, **there are no likely significant effects on European sites, arising from the Plan's policies. Therefore, there is no trigger for an Appropriate Assessment**, or a need to avoid adverse impacts through mitigation.

5. Other Ecological Considerations

- 5.1 Siddington parish includes five areas recognised for the importance of their habitats and wildlife. Protection of these sites is supported by CDC Policy EN9.

Cotswold Lakes SSSI

- 5.2 The Cotswold Lakes has been designated as a Site of Special Scientific Interest by Natural England. It covers over 2,000 hectares straddling three counties and includes 25 hectares in the south of Siddington parish. A SSSI is the highest national designation for nature protection and restricts both development within the SSSI and in adjacent areas which could have a negative impact.
- 5.3 However, in the case of Cotswold Lakes, as there are no SPAs or SACs (European designations) within the SSSI, the requirement for HRA is not applicable.

Local Wildlife Sites:

Shorncote Local Wildlife Site

- 5.4 Part of Shorncote Local Wildlife Site, within Siddington parish, is rough grassland with deep ditches and is selected for its importance in connecting habitats as well as bird assemblages. It has been regularly used by nesting Barn owls who hunt for small mammals in the grassland. The adjacent reedbeds are in the neighbouring parish of Somerford Keynes and Shorncote.

River Churn corridor

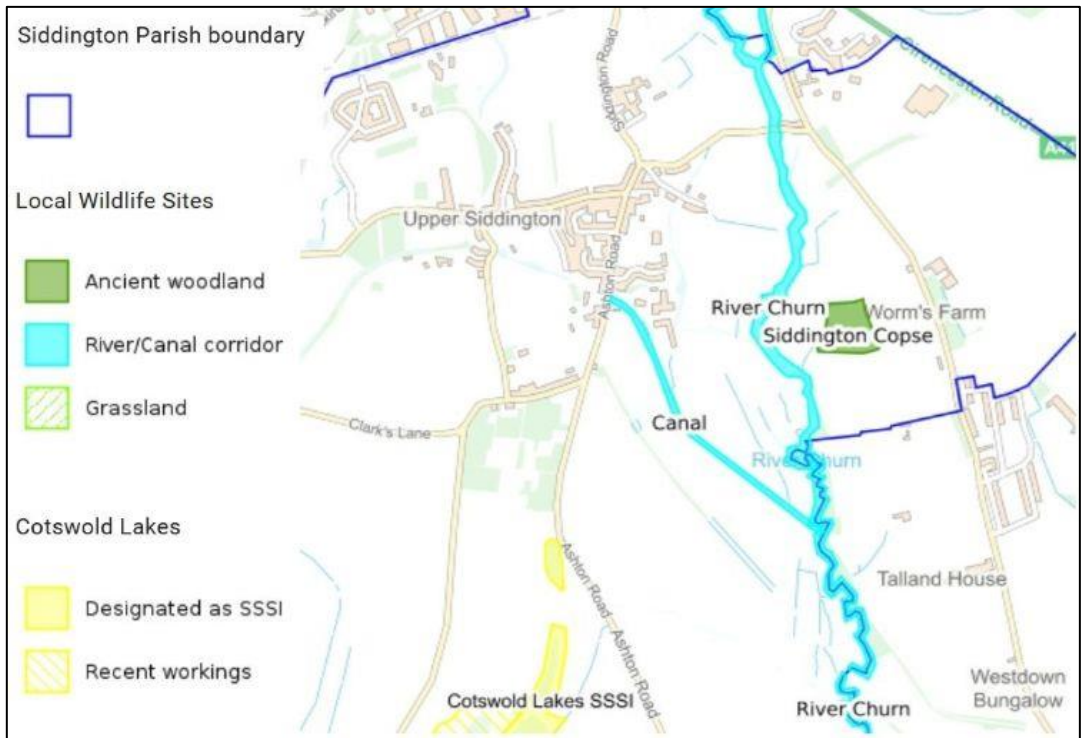
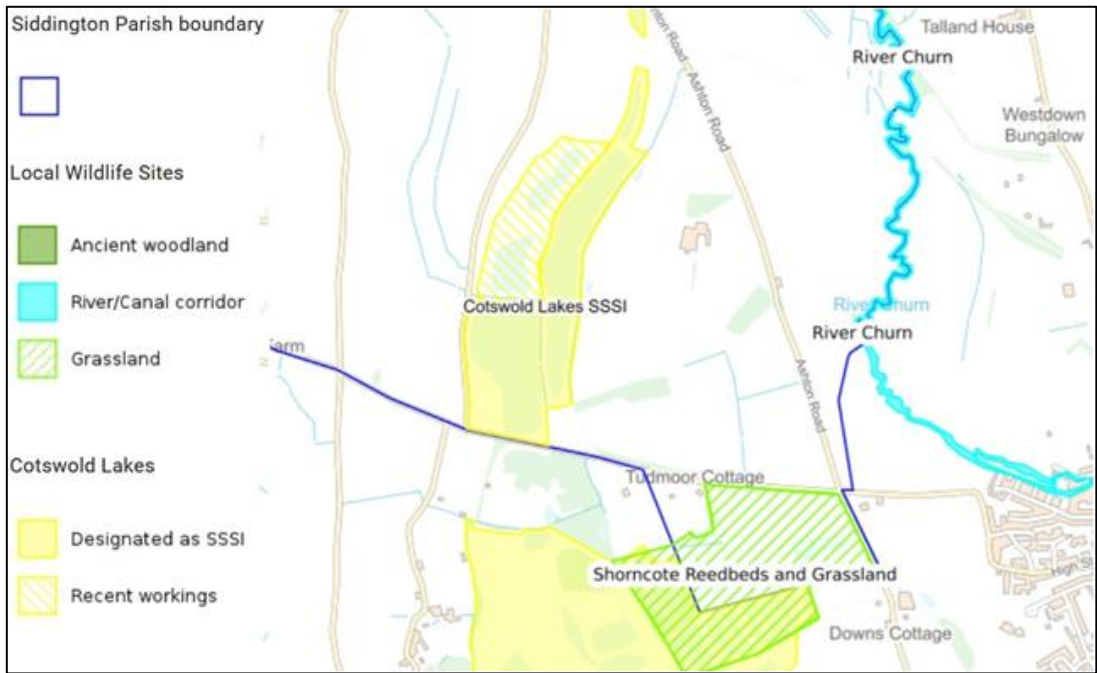
- 5.5 Local species of conservation concern include Watervole, as well as Otter and Dipper. The river also offers sightings of Kingfisher and supports various breeding birds including warblers as well as common freshwater fish species.

Canal (from Ashton Road to the Churn)

- 5.6 The Canal at Siddington, from Ashton Road to the Churn, is also designated as a Local Wildlife Site as supporting habitat for mammals. There is water in the canal seasonally and it supports many riparian plant species which provide habitat and food used by Water Voles.

Siddington Copse (Ancient Woodland)

- 5.7 Siddington Copse is Ancient Woodland, also registered as a Local Wildlife Site. It covers an area of 2 hectares and is broad-leaved woodland. It is classified as 'Ancient Replanted Woodland' in Natural England's Ancient Woodland inventory.



Strategic Environmental Assessment (SEA) Screening

6. Introduction

Summary of Screening Opinion

- 6.1 Siddington Parish Council, as the qualifying body, is preparing a Neighbourhood Plan for Siddington Parish. The Plan seeks to address a number of local issues around protecting the village from coalescence, losing its rural and distinct identity, and protecting the natural environment, local green spaces and heritage assets.
- 6.2 It will be ‘made’ (or adopted) by Cotswold District Council as the local planning authority, and will form part of the statutory development plan for the area.
- 6.3 Based on the characteristics of the draft Siddington Neighbourhood Plan (December 2025) and the area characteristics, the conclusion of this initial SEA Screening Opinion is that the plan is **unlikely to have significant effects on the environment and SEA is therefore not required**.
- 6.4 This screening opinion is to be sent (as part of the Reg. 14 consultation) to the statutory consultation bodies, that is: The Environment Agency, Historic England and Natural England in order to seek their views on its conclusions.

Neighbourhood Planning

- 6.5 Neighbourhood Plans are prepared by a qualifying body under the Town and Country Planning Act 1990 (as amended). The Siddington Neighbourhood Plan is being prepared by Siddington Parish Council (as the ‘qualifying body’) and will be ‘made’ by Cotswold District Council as the local planning authority.
- 6.6 The preparation of Neighbourhood Plans is subject to The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (Referendums) Regulations 2012 (and subsequent amendments) and the Neighbourhood Planning Act 2017.
- 6.7 Communities have a right to be able to produce a Neighbourhood Plan. However, communities are not required by legislative, regulatory or administrative purposes to produce such a plan.
- 6.8 Siddington Parish Council is devising a Neighbourhood Plan for the Siddington neighbourhood area (parish). Once ‘made’ it will form part of the statutory development plan for the area.

Strategic Environmental Assessment

- 6.9 To be 'made', a neighbourhood plan must meet certain Basic Conditions (as set out in Schedule 4B of the Town and Country Planning Act 1990, and in the Neighbourhood Planning General Regulations (2012) [as amended]) including compliance with EU obligations. One such obligation is the assessment of the effects of the plan on the environment. The procedures to be followed in determining whether a plan would be likely to have significant effects on the environment are set out in European Union Directive 2001/42/EC (the 'SEA Directive'), which is transposed into UK legislation through The Environmental Assessment of Plans and programmes Regulations 2004 (the 'SEA Regulations').
- 6.10 The purpose of the SEA Directive is to provide a high level of protection of the environment and to integrate considerations of the environment into the preparation and adoption of plans with a view to promoting sustainable development.
- 6.11 The SEA Directive sets out criteria for assessing the significance of the impact of a plan or programme on the environment. Any assessment must consider both positive and negative effects.
- 6.12 In the first instance, it is necessary to ascertain if SEA is required. This process is referred to as 'screening'.
- 6.13 This report presents the findings of an SEA screening opinion on the draft Siddington Neighbourhood Plan, provided by the Neighbourhood Plans Officer at Cotswold District Council. It adopts a proportionate approach in applying a series of criteria, as set out in Schedule 1 the SEA Directive, to look at the draft Siddington Neighbourhood Plan and determine whether any significant effects are likely.

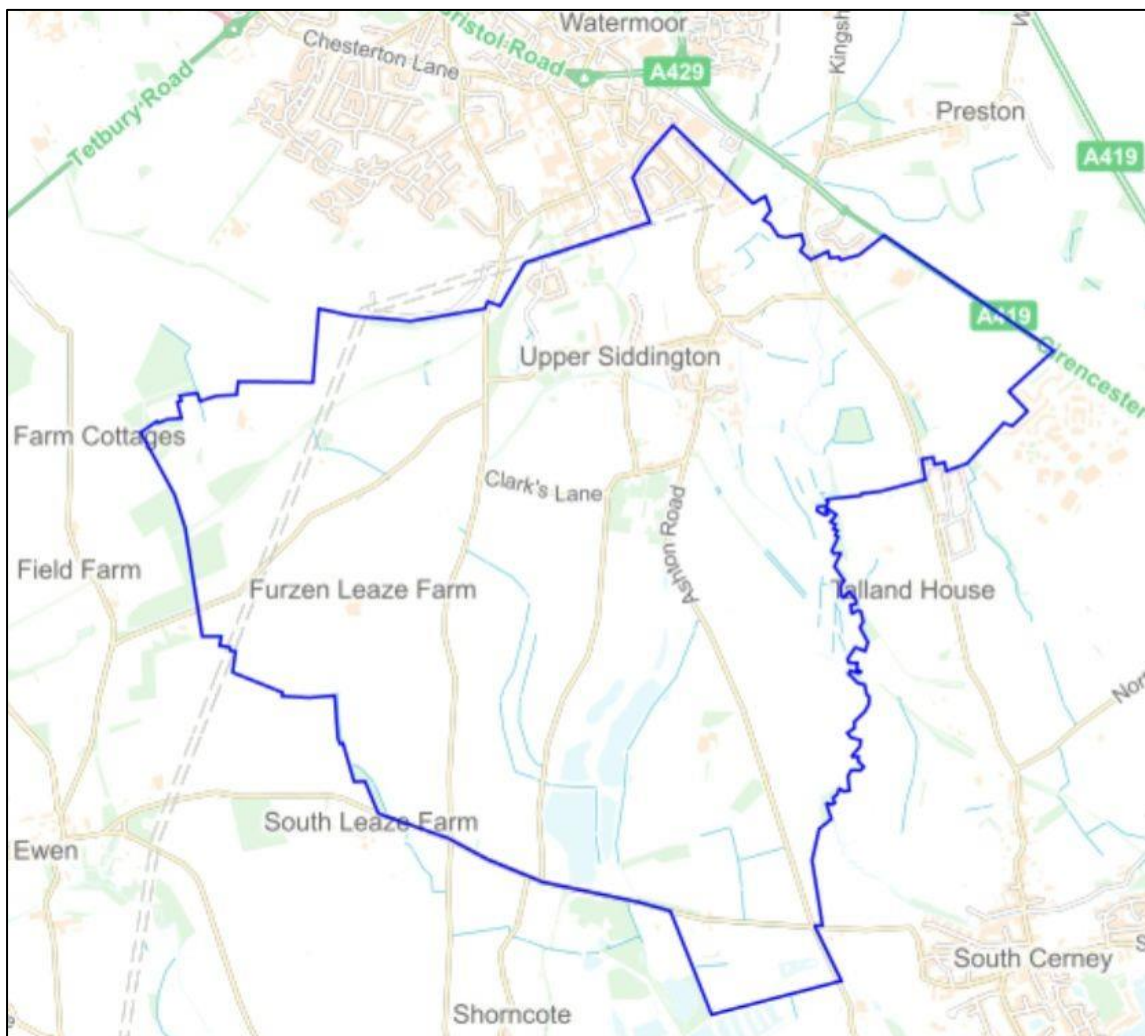
Habitat Regulations Assessment

- 6.14 A Neighbourhood Plan could potentially have impacts on sites covered by the Habitats Regulations. The Siddington Neighbourhood Plan will be subject to a separate HRA screening assessment to ascertain whether an Appropriate Assessment is required under the Conservation of Habitats and Species Regulations 2017, which relate to Articles 6(3) and (4) of the European Union Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (the 'Habitats Directive').
- 6.15 A screening opinion has been provided confirming that appropriate assessment under the Habitats Regulations is not required (see Section 1 of this report).

Siddington Neighbourhood Area

6.16 Siddington is a rural parish, which adjoins Cirencester to the north. Some of the built sprawl of Cirencester town is within Siddington Parish at the NE corner around Siddington Road.

6.17 The Neighbourhood Area covers the entire civil parish of Siddington.



Siddington Neighbourhood Area

7. Siddington Draft Neighbourhood Plan

Vision and Objectives

Over the Plan period, the Parish of Siddington will retain its own identity as a village settlement distinct from the nearby urban centre of Cirencester and maintain its rural character and landscaping setting. The community will continue to be a peaceful, friendly, and inclusive place to live with thriving facilities for all age groups. New development will be sensitively integrated into the existing settlement and contribute positively to the immediate surroundings.

7.1 To achieve this vision, four key objectives have been set:

- *Protecting Siddington's identity as a rural village distinct from Cirencester*
- *Protecting and enhancing the natural environment*
- *Supporting, maintaining and improving the facilities in the community for all age groups*
- *Minimising the impact of traffic by maintaining and enhancing connectivity on foot, bicycle and bus.*

Draft Planning Policies

7.2 There are 13 draft planning policies to deliver the objectives, summarised below:

Policy S1 – Preventing Coalescence of Siddington with Cirencester

7.3 This policy proposes a “green gap” restricting development, to prevent the coalescence of Cirencester and Siddington.

Policy S2 – Settlement Boundary and Infill Development

7.4 This policy proposes a settlement boundary tight to the existing built form. Outward expansion of the settlement is specifically not supported. Infill development within the settlement boundary is supported in this policy.

Policy S3 – Housing Mix

7.5 This policy indicates the type of housing supported in the Parish, with specific reference to affordable housing.

Policy S4 – Housing to meet the needs of the community

7.6 The policy indicates the type of housing supported within the proposed Settlement Boundary (Policy S1) for Siddington, based on local needs.

Policy S5 – General Design Principles

7.7 This policy supports high quality design and sets out a list of criteria which should be met by all development.

Policy S6 – Old Talland School of Equitation

7.8 This policy supports development, which conserves, re-uses and enhances heritage assets on the site.

Policy S7A – Designated Heritage Assets

7.9 This policy aims to prevent harm to designated heritage assets.

Policy S7B – Conversion of Non-Domestic Historic Buildings

7.10 This policy supports the conversion to new uses providing it adheres with several criteria set out in the policy.

Policy S8 – Local Green Space Policy

7.11 The policy designates two Local Green Spaces within the Neighbourhood Area.

Policy S9 – Important Views Policy

7.12 The policy identifies six important views to be taken account of in development proposals and avoid adverse impact on the views.

Policy S10 – Trees, Hedgerows and Woodland

7.13 This policy supports measures to conserve and enhance valuable trees, hedgerows and woodland in the parish.

Policy S11 – Flooding

7.14 This policy sets out a series of criteria in relation to flood prevention, water management and drainage.

Policy S12 – Sustainable Transport and Active Travel

7.15 This policy seeks to preserve existing routes and encourage new routes as set out in part 2 of the policy. This policy also promotes active travel choice, and sustainable modes of transport.

Policy S13 – Community Facilities

7.16 This policy identifies seven community facilities within the parish to be protected in accordance with the criteria set out in the policy.

8. Baseline Information

Context

8.1 Siddington is a rural village in Gloucestershire, located within close proximity to the main urban centre of Cirencester, in the Churn Valley. Situated within the setting of the Cotswold National Landscape with its renowned local vernacular, it is an attractive place to live and work.

Biodiversity, flora and fauna

8.2 Siddington parish includes five areas recognised for the importance of their habitats and wildlife. Protection of these sites is supported by CDC Policy EN9.

Cotswold Lakes SSSI

8.3 The Cotswold Lakes has been designated as a Site of Special Scientific Interest by Natural England. It covers over 2,000 hectares straddling three counties and includes 25 hectares in the south of Siddington parish. An SSSI is the highest national designation for nature protection and restricts both development within the SSSI and in adjacent areas which could have a negative impact.

Local Wildlife Sites:

Shorcote Local Wildlife Site

8.4 Part of Shorcote Local Wildlife Site, within Siddington parish, is rough grassland with deep ditches and is selected for its importance in connecting habitats as well as bird assemblages. It has been regularly used by nesting Barn owls who hunt for small mammals in the grassland. The adjacent reedbeds are in the neighbouring parish of Somerford Keynes and Shorcote.

River Churn corridor

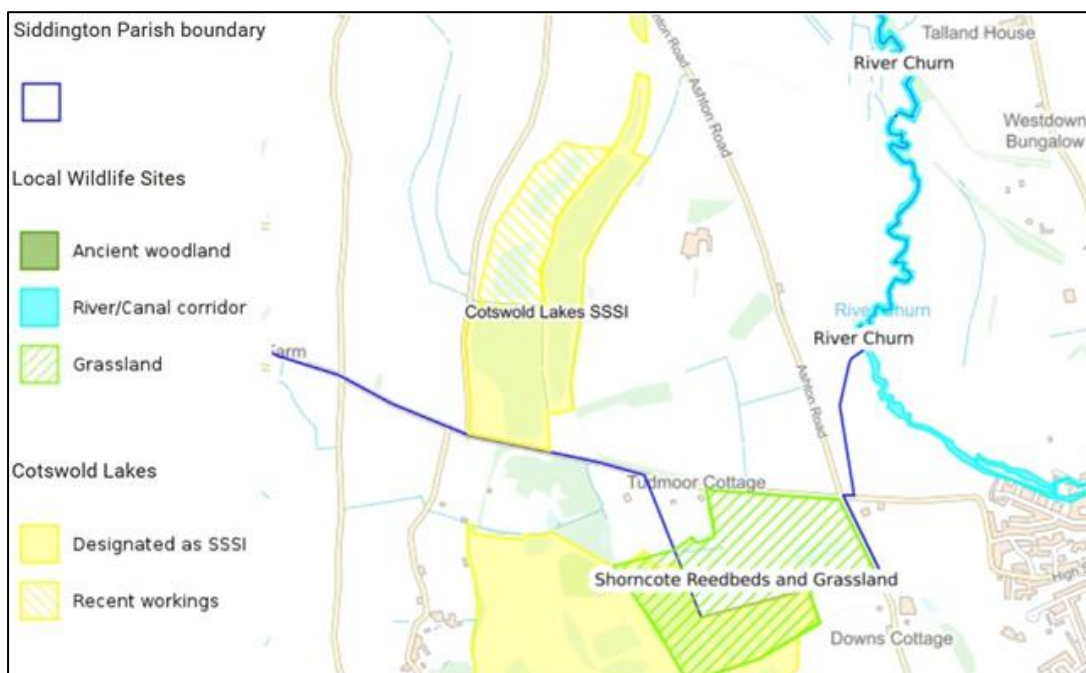
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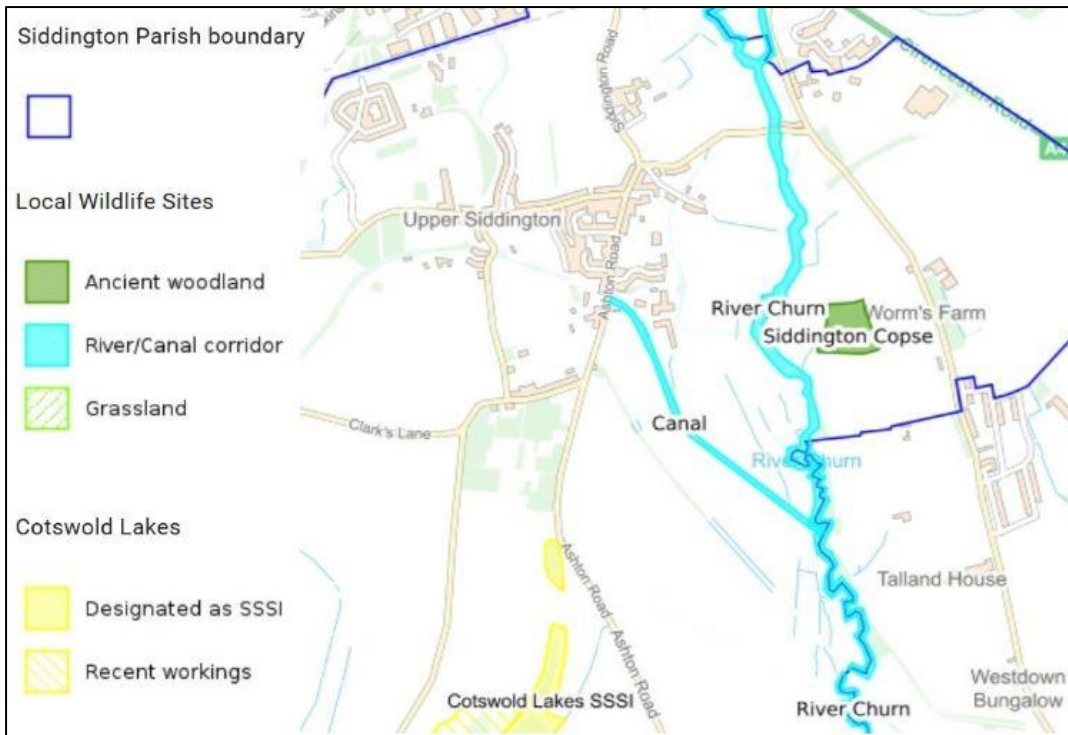
Canal (from Ashton Road to the Churn)

8.6 The Canal at Siddington, from Ashton Road to the Churn, is also designated as a Local Wildlife Site as supporting habitat for mammals. There is water in the canal seasonally and it supports many riparian plant species which provide habitat and food used by Water Voles.

Siddington Copse (Ancient Woodland)

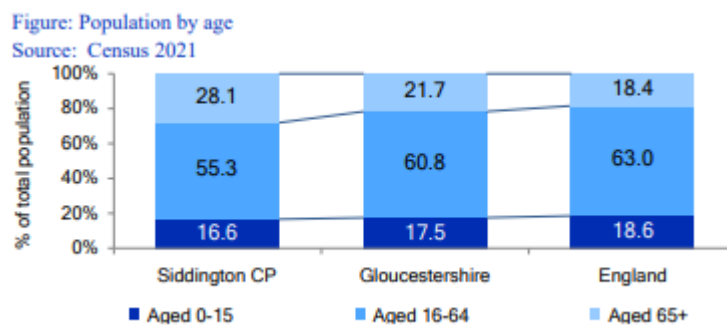
8.7 Siddington Copse is Ancient Woodland, also registered as a Local Wildlife Site. It covers an area of 2 hectares and is broad-leaved woodland. It is classified as ‘Ancient Replanted Woodland’ in Natural England’s Ancient Woodland inventory.





Population, human health

8.8 The most recent (March 2023) Local Insight profile for Siddington Parish, produced by OCSI for Gloucestershire County Council, and based on Census 2021 data, shows that the civil parish had a population of 1,350. This was over a 25% increase since 2001. The age structure is as follows:



8.9 This shows Siddington has a significantly older population than the county and national average.

8.10 Unemployment rates are low (below 2%) and about half the national average rate. 9.4% of people claim disability Attendance Allowance, whilst 5.3% claim Personal Independence Payment (both below the national average).

8.11 There is nobody in Siddington living in one of the 20% most deprived areas of England. In fact, the entire parish is in the 20-40th percentiles for least deprivation.

Issue: Ageing population

Climatic factors

8.12 No emissions data is available for the Siddington Parish. At district level, Cotswold has emissions of 2.76m KgCO₂e (2023). This has followed a downward trend since 2009 where it was 4.14m KgCO₂e. The district has a net zero target for 2045.

8.13 Car ownership levels in Siddington are higher than national and county levels. 87.4% of households have at least one car. This is typical of a rural parish with limited transport links. However, Gloucestershire reported that 24% of countywide emissions are for transport (GCCS, Dec 2023).

Issue: CO₂ emissions from transport

Soil

8.14 The majority of agricultural land in the Parish is Grade 3 i.e. Good to Moderate quality, with some pockets of Grade 2, Very Good quality agricultural land.

Issue: n/a

Water

8.15 The Swindon/ Wycombe/ Oxfordshire (SWOX) Water Resource Zone (WRZ) serves the parish. There is a High deficit of supply for demand in the SWOX WRZ and the area can be considered as seriously water stressed.

8.16 Most of the parish is within a Zone II Groundwater source Outer Protection Zone indicating there is some risk of contamination from activities that might cause groundwater pollution in the area.

Issues: Some level of risk to groundwater source pollution

Flooding

8.17 Much of Siddington, particularly parts of the settlement east of Siddington Road along the west bank of the River Churn are in Flood Zone 3 (with some pockets of Flood Zone 2), meaning there is the highest probability of flooding.

Issues: Flood Zone 3

Air

8.18 There are currently no Air Quality Management Areas (AQMAs) in either the parish, district or county. There are no significant and tangible air quality issues in the parish.

Issues: n/a

Material assets

8.19 The parish of Siddington has a number of facilities and services, all of which are in the main village of Siddington. They encourage and enhance a strong sense of community and contribute to the community's wellbeing:

- Siddington Village Shop
- The Greyhound pub
- Siddington Village Hall
- Siddington Church of England School
- St. Peter's Church

Issues: Other facilities easily accessible by car, in larger nearby settlements, could shrink demand and the viability of some of these assets.

Heritage assets

8.20 The parish has 15 listed assets and 2 scheduled monuments:

- Siddington House – Grade II (1340985)
- St Peter's Church – Grade II listed (1340986)
- Tithe Barn and one other adjacent to St Peter's (1090073); also a Scheduled Monument (1003445)
- Animal Shelter to east of Tithe Barn (1090074)
- Church Farmhouse – Grade II listed (1340987)
- Siddington Manor – Grade II listed (1340988)
- Roberts House – Grade II listed (1304080)
- The Round House – Grade II listed (1090069)
- Siddington Hall (Frazier's Folly) – Grade II (1090070)
- The Greyhound – Grade II (1090075)
- Upper Siddington House – Grade II (1340989)
- Upper Siddington Bridge – Grade II (1090036)
- School House – Grade II listed (1153896)
- Barton Farmhouse – Grade II (1090075)
- The Old Rectory – Grade II (1379927)

- Settlement SE of Chesterton Farm – Scheduled Monument (1003444). This is currently on the Historic England At Risk Register. The condition of the archaeology is extensive with significant problems. The vulnerability of the asset is Medium. An action/ strategy has been agreed but not yet implemented.

Issues: At Risk Scheduled Monument

Landscape

- 8.21 Natural England has divided the country up into 159 areas with similar landscape character, which are called National Character Areas (NCAs). Gloucestershire County Council has added further subdivisions referred to as Local Character Areas (LCAs).
- 8.22 Siddington is located on the edge of the Upper Thames Clay Vales (108), bordering the Cotswold National Character Area (107) to the north which encompasses Cirencester. The northern and western parts of the settlement and environs are located within the Dip Slope Lowland landscape type in the Kemble Dip Slope LCA. The southern and eastern environs lie in the River Basin Lowland landscape type in the Somerford Keynes LCA.
- 8.23 The dip slope land is primarily arable with medium to large fields. Hedgerows are well maintained and feature occasional hedgerow trees. There are numerous trees in belts and copses and along the defunct canal and railway. There are substantial tree belts enclosing the village, including mature trees in the disused nursery at Nursery View, and the limes and chestnuts flanking the canal.
- 8.24 The water meadows of the Churn flood regularly in winter with the river bursting its banks sending floodwater across the floodplain and inundating the fields for extended periods.
- 8.25 The Cotswold Area of Outstanding Natural Beauty is less than 1 mile northwest of Siddington, and the Cotswold Water Park SSSI is partly within the parish. Part of the Kemble and Ewen Special Landscape Area is within the western borders of the parish.

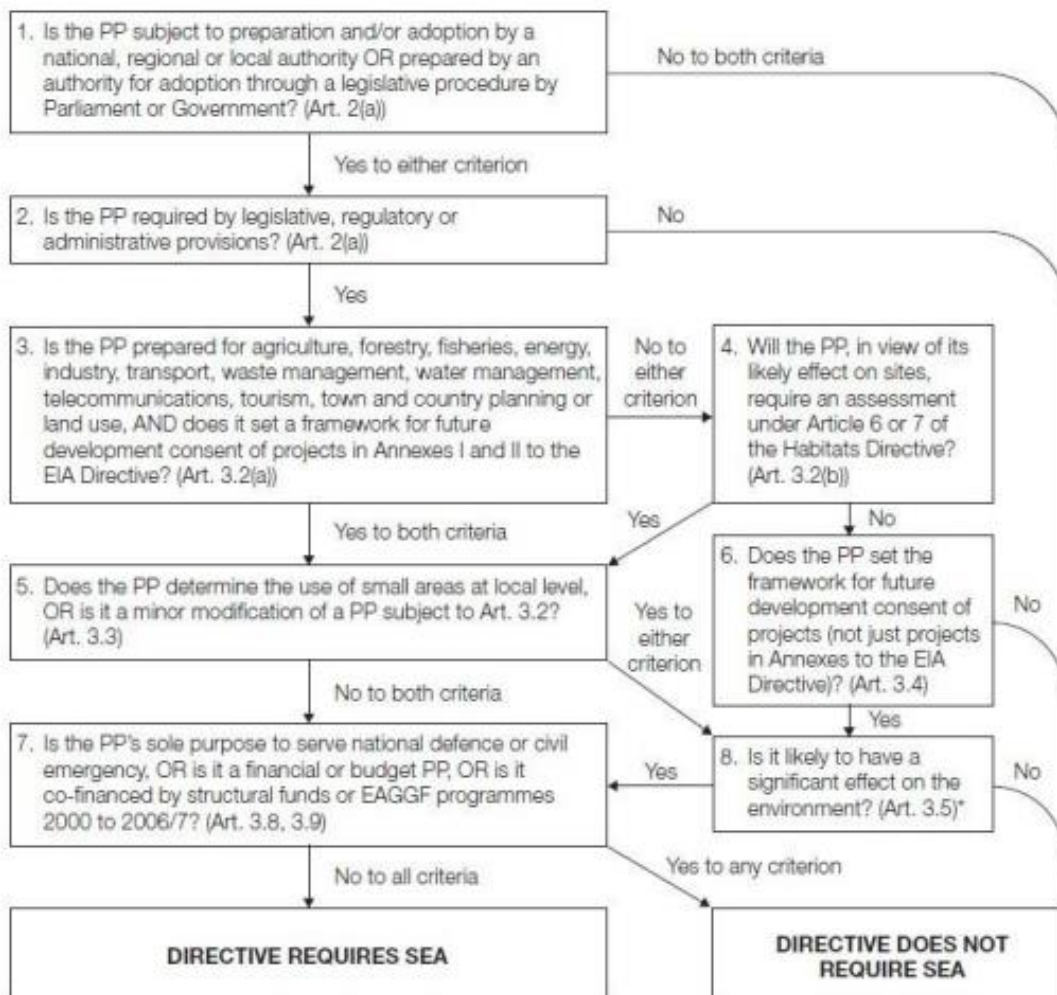
Issues: Continued pressure for development, which could have negative impacts on the landscape

9. SEA Screening

9.1 This section presents the SEA screening opinion assessment which is undertaken in two parts. The first part will assess whether the plan requires SEA (as per the flow chart which follows). The second part of the assessment will consider whether the Neighbourhood Plan is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the EU SEA Directive and the UK Environmental Assessment of Plans and Programmes Regulations 2004. The statutory consultation bodies (Historic England, Environment Agency and Natural England) will need to be consulted to determine whether they agree with the conclusion of this screening opinion.

Figure 1 Application of the SEA Directive to Plans and Programmes²

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

Table 1: Establishing the need for SEA

Stage	Answer	Reason
1. Is the PP subject to preparation and/ or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2 (a))	YES	This neighbourhood plan is prepared by Siddington Parish Council (as the Qualifying Body) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Once the plan is 'made' it will be adopted by Cotswold District Council and become part of the statutory development plan for the area.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2 (a))	YES	Communities have a right to be able to produce a Neighbourhood Plan, however communities are not required by legislative, regulatory or administrative provisions to produce a Neighbourhood Plan. This plan however is subject to 'provisions' that require it to be prepared in a formal way and if adopted would form part of the statutory development plan.
3. Is the PP required for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art.3.2(a))	YES	The Siddington Neighbourhood Plan is prepared for town and country planning and land use. The plan sets out a framework for future development in the neighbourhood area. Once 'made' the Siddington Neighbourhood Plan would form part of the statutory development plan and will be used when making decisions on planning applications which may include development which may fall under Annex I and II of the EIA directive.
4. Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art.3.2(b))	n/a	See HRA screening assessment in this report.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP	YES	The Siddington Neighbourhood Plan does not identify land for allocation at the local level. However, once 'made' the Plan would form part of the statutory development plan

subject to Art. 3.2? (Art. 3.3)		and be used when determining decisions on planning applications of small areas at the local level.
6. Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	n/a	
7. Is the PP's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7 (Art. 3.8, 3.9)	n/a	
8. Is it likely to have a significant effect on the environment? (Art 3.5)	NO	See Table 2 below

9.2 Criteria for determining the likelihood of significant effects on the environment arising from plans and programmes are set out in Schedule 1 of the SEA Directive. The criteria are split into two categories: those relating to the characteristics of the plan and those relating to the characteristics of the effects and areas likely to be affected.² An assessment of the draft Siddington Neighbourhood Plan against these criteria is set out in Table 2 below.

Table 2: Assessment of the likelihood of significant effects on the environment

Criteria (Schedule 1)	Summary of significant effects
(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Neighbourhood Plan does not seek to allocate land for residential or other forms development. Once made, the Neighbourhood Plan will form part of the statutory development plan for Siddington Parish and will be used in conjunction with the Cotswold Local Plan to determine planning applications in the area.
(b) the degree to which the plan influences other plans and programmes including those in a hierarchy	Due to the locally-specific nature of the policies, the effects of the Neighbourhood Plan on other plans and programmes within the wider development plan will be slight.

	<p>Its policies are in general conformity with strategic policies in the existing development plan (the Cotswold Local Plan). The Plan has been prepared having regard to national planning policies and guidance.</p>
<p>(c) the relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.</p>	<p>One of the Basic Conditions which the Neighbourhood Plan must meet is to contribute to sustainable development.</p> <p>The approach adopted in the Neighbourhood Plan is to:</p> <ul style="list-style-type: none"> • protect Siddington’s identity as a rural village settlement distinct from the nearby urban centre of Cirencester. • protect and enhance the local natural environment for the benefit of future generations including biodiversity, green and open spaces, views, and footpaths. • encourage and enhance a strong sense of community by working together to support, maintain and improve the existing facilities for all age groups. • maintain and enhance connectivity throughout the parish on foot, bicycle, and bus to minimise traffic problems and reduce emissions.
<p>(d) environmental problems relevant to the plan</p>	<p>The following potential environmental problems have been identified in relation to the plan:</p> <p>National designations: Cotswold Lakes SSSI</p> <p>Local wildlife sites:</p> <ul style="list-style-type: none"> • Shorcote Local Wildlife Site • River Churn corridor • Canal (from Ashton Road to the Churn) • Siddington Copse (Ancient Woodland) <p>Climate: CO2 emissions from transport</p> <p>Water: Some level of risk to groundwater source pollution</p> <p>Flooding: Flood Zone 3</p> <p>Heritage: At Risk Scheduled Monument</p> <p>Landscape: Continued pressure for development, with negative impacts on the landscape</p>

<p>(e) the relevance of the plan for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).</p>	<p>Neighbourhood plans cannot contain policies or proposals in respect of waste management since this is 'excluded development' by virtue of the Planning Acts.</p> <p>The Neighbourhood Plan has no particular relevance for the implementation of other Community legislation, apart from its limited association with legislation designed to ensure continued protection of European designated sites.</p>
<p>(a) the probability, duration, frequency and reversibility of the effects.</p>	<p>The Neighbourhood Plan covers the period 2025-2031 i.e. a period of 6 years.</p> <p>However, the Plan does not allocate any land for development and will therefore not have any direct, permanent effects. Instead, the Plan establishes through its policies, a settlement boundary to direct new housing development to the existing built up area, protecting rural setting and the identification and protection of important green spaces, community assets and valued views. The Neighbourhood Plan is therefore highly unlikely to result in either temporary or permanent significant adverse environmental effects.</p> <p>The Neighbourhood Plan will also be subject to monitoring to ensure that a review of the Plan can be triggered in the event of non-delivery of its objectives or undesired or unintended consequences.</p>
<p>(b) the cumulative nature of the effects</p>	<p>The cumulative effects of proposals within the Plan are unlikely to be significant on the local environment given the relatively that the level of development proposed does not exceed that identified within the adopted local plan.</p>
<p>(c) the transboundary nature of the effects</p>	<p>Effects will be local with limited effects on neighbouring areas as the policies within the Plan only apply to the designated area.</p>
<p>(d) the risks to human health or the environment.</p>	<p>There are no anticipated risks to human health or the environment from the Neighbourhood Plan.</p>
<p>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>The population of the Parish is currently 1,350.</p> <p>The Plan is restricted to the neighbourhood area, and it is unlikely that the effects of proposals</p>

	within the neighbourhood plan will have much, if any, effect beyond the Parish.
(f) the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> • special natural characteristics or cultural heritage; • exceeded environmental quality standards or limit values; • intensive land-use; 	<p>The Parish can be assessed of being of medium/high environmental value, comprising:</p> <ul style="list-style-type: none"> 1x SSSI (Cotswold Lakes) 4x Local Wildlife Sites 15x listed heritage assets 2x scheduled monuments <p>The parish is within a 10km impact zone of an SAC (North Meadow and Clattinger Farm)</p>
(g) the effects on areas or landscapes which have a recognised national, community or international protection status	<p>The Cotswold Area of Outstanding Natural Beauty is less than 1 mile northwest of Siddington, and the Cotswold Water Park SSSI is partly within the parish. Part of the Kemble and Ewen Special Landscape Area is within the western borders of the parish.</p>

SEA Screening Conclusion

- 9.3 On the basis of the assessment of the likely significance of effects on the environment of implementing the Plan as set out in Table 2 of this Screening Opinion, the conclusion is:
- 9.4 The draft Siddington Neighbourhood Plan does not propose more development than is set out within the adopted Local Plan, nor does it allocate sites for development.
- 9.5 In the opinion of the Neighbourhood Plans Officer at Cotswold District Council, having regard to the criteria set out in Schedule 1 of the SEA Regulations, the Siddington Neighbourhood Plan **is unlikely to have any significant positive or negative effects on the environment. Therefore, Strategic Environmental Assessment is NOT required.**
- 9.6 This conclusion is to be consulted with the statutory bodies at Reg. 14: Natural England, Historic England and the Environment Agency.

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Mark Harrison

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 06 February 2026 19:00
To: Mark Harrison
Subject: Siddington pre-Reg. 14 Neighbourhood Plan - HRA/SEA Screening Opinion

You don't often get email from david.stuart@historicengland.org.uk. [Learn why this is important](#)

Dear Mark

Thank you for your consultation on the SEA Screening for the emerging Siddington Neighbourhood Plan.

We also appreciate having sight of the current draft Plan as this provides us with the opportunity to familiarise ourselves with the community's policy aspirations and identify any matters which it would be useful to accommodate in its ongoing preparation.

The focus of our attention when considering SEA Screenings is proposals to allocate sites for development as experience has shown that these have the greatest potential to generate impacts on the historic environment.

We note that the Plan in policy S6 states that development will be supported at the Old Talland School of Equitation where it will ensure the conservation and enhancement of existing heritage assets on site and protect the setting of those nearby.

The SEA Screening Report states that the Plan "does not seek to allocate land for residential or other forms development" (Table 2, p24) and intimates that this policy is more about the heritage of the site.

In terms of how the policy is interpreted, it identifies a specific site and has drawn a line round it to identify its extent and stated that development of the site will be acceptable provided it ensures the future of the relevant heritage assets in a sensitive manner. The policy is not specific in identifying the nature or quantum of any development and indicates that development is regarded as an enabling tool to deliver against that objective.

Our view is that it would be quite legitimate to conclude that this is tantamount to a site allocation and given the concentration of high value heritage assets involved development in some form could well generate a likelihood of significant environmental effects. Indeed, given the policy's objective the conservation and enhancement of existing heritage assets would involve changes to the status quo and while these are intended to be positive they would still constitute "significant environmental effects" in its neutral SEA application.

At the same time, we note the non-specific nature of the policy and the criteria which are intended to ensure that any change is respectful of the significance of those heritage assets. And recent withdrawal of central funding imposes a challenge on Plan communities to produce a full SEA without the dedicated resources now to do so. In this case, a full SEA would be predicated only upon policy S6 and so it is reasonable to ask whether its requirement would be a reasonable expectation.

In heritage terms, there are other ways of demonstrating with evidence that policy S6, and thereby the Plan generally, can be delivered without causing harm to the historic environment in accordance with overarching national and local policy for the protection and enhancement of the

historic environment. We might also advise that thought be given to a tightening up in the policy of the criteria in heritage terms which need to be satisfied to fully convey here, as much as in the supporting text, the high value and multiplicity of the significance of the site and its setting. We would encourage the community to liaise with your authority's heritage team to facilitate this outcome.

On that basis we have no objection to the view that a full SEA is not required.

There are no other issues associated with Plan and its policies that we would flag up here or deem likely to want to comment on at future stages in its progress. We do however look forward to reviewing policy S6 and its supporting information when further consultations allow.

Kind regards

David

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

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From: Mark Harrison <Mark.Harrison@cotswold.gov.uk>

Sent: 14 January 2026 17:30

To: Neighbourhood Planning <Neighbourhood.Planning@cotswold.gov.uk>

Subject: Siddington pre-Reg. 14 Neighbourhood Plan - HRA/SEA Screening Opinion

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Dear Consultee,

Please find attached a HRA/SEA Screening Opinion for the Siddington pre-Reg 14 Neighbourhood Plan (also attached).

Please could you **provide comments** on the Screening Opinion **by Friday 6th February 2026**.

Any queries, please get in touch.

Kind Regards,

Mark

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Mark Harrison



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Results from Siddington’s Neighbourhood Development Plan (NDP) Questionnaire (excluding those solely relating to planning issues)

Background

Part of the process of preparing a Neighbourhood Plan for Siddington involves the circulation of a questionnaire to all households in the parish seeking their views on the shape of future development in the village. The questionnaire also provided the opportunity to ascertain residents’ opinions on the benefits of living in Siddington and on those aspects of the village which they dislike and could benefit from improvement. This report covers these latter opinions. Parishioners’ views on planning issues will be published as part of the draft NDP.

Questionnaire response rate and demographics of respondents

- 125 questionnaires were returned by households which together constituted 176 people. There were 488 households in the parish in the 2021 census. Making assumptions for housing completions since then (mainly 88 houses in Orchard Field), it is estimated that Siddington comprises approximately 580 households. 125 returned questionnaires therefore represents a response rate of approximately 21.5%.

- **The age breakdown was:**
 - 0-18 19 people
 - 19-40 29 people
 - 41-59 46 people
 - 60+ 82 people

- **The employment status was:**
 - Employed 74
 - Retired 68
 - Other categories 23
 - Non-declared 11

- **Employment location:**
 - Home working 22
 - Siddington 2
 - Cirencester 36
 - Swindon 4
 - Cheltenham/Gloucester 4
 - Elsewhere Glos/Wilts 16
 - Further away 22

- **Regular means of transport for work or study:**
 - Motor vehicle 69
 - Bus 19
 - Train 9
 - Bike 9
 - Walk 22
 - Car share 2

- **Most important aspects of living in Siddington (chosen from a list on the questionnaire)**
 - Peaceful and safe neighbourhood (95% Very Important and 5% Important)
 - Surrounding countryside (91% Very Important and 9% Important)
 - Community Spirit (55% Very Important , 42% Important, 3% Other)
 - Local shop (56% Very Important, 39% Important, 5% Other)
 - Good public transport (50% Very Important, 41% Important, 9% Other)
 - Right housing available (27% Very Important, 49% Important, 24% Other)
 - Facilities for leisure and sport (23% Very Important, 56% Important, 21% Other)
 - Local employment opportunities (22% Very Important, 42% Important, 36% Other)
 - Lots of things going on (12% Very Important, 53% Important, 35% Other)

- **When residents were asked which top 3 things they like most about living in Siddington parish, their replies can be summarised as follows:**
 - It's a nice rural location with green spaces, adjoining great countryside which is accessible by good footpaths. (89 replies)
 - Well located by having access to the countryside but within easy reach of a large thriving town (Cirencester) and with good road and rail links to other parts of the country. (66 replies)
 - Peaceful and quiet. (46 replies)
 - Good community spirit. (46 replies)
 - Has a true village feel and is situated within defined boundaries. (27 replies)

- **When respondents were asked which top 3 things they most dislike about living in Siddington parish, their replies can be summarised as follows:**
 - Speeding traffic. (47 replies)
 - Potholes and poor maintenance of roads and pavements. (40 replies)
 - Volume of traffic through village with it being used as a "rat run" and the number of heavy goods vehicles ignoring restrictions. (31 replies)

- Urbanisation of village with too many houses being built and a reduction in green spaces (e.g. solar farm). The merging of Siddington with Cirencester and the village getting too big. (28 replies)
- Dangerous and inconsiderate parking and obstructions causing traffic flow problems and footpath problems. (22 replies)
- **Importance of facilities in the parish (list provided on the questionnaire).**
 - Walks and rural paths (81% Very Important, 17% Important, 2% Other)
 - Post Office (70% Very Important, 28% Important, 2% Other)
 - Shop (64% Very Important, 33% Important, 3% Other)
 - Pub (53% Very Important, 40% Important, 7% Other)
 - Village Hall (44% Very Important, 47% Important, 9% Other)
 - Playground (40% Very Important, 41% Important, 19% Other)
 - School (41% Very Important, 37% Important, 22% Other)
 - Church (20% Very Important, 52% Important, 28% Other)
 - Sports Facilities (16% Very Important, 54% Important, 30% Other)
 - Allotments (24% Very Important, 38% Important, 38% Other)
- **What additional facilities are needed?**
 - **Footpaths/cycleways.** Additional connected footpaths and cycle ways out into the countryside, into Cirencester, up to Somerford Road and along South Cerney Road. (17 replies)
 - **Improvements to the Playing Field.** Updated equipment/trim trail/ more equipment for toddlers and teens/all weather court/tennis court/ new sports pavilion. (14 replies)
 - **A coffee shop/community hub/social club** (like South Cerney example). (13 replies)
 - **More dedicated parking and a reduction in on-street parking.** Particular areas singled out at shop, playing fields and church. (9 replies)
 - **Improved public transport** (to smaller villages and Kemble station) and better taxi availability. (7 replies)
 - **Traffic calming/speed cameras/20mph limit.** (6 replies)
 - **Facilities and opportunities for young people** at playing field and indoors (e.g. youth club in village hall). (6 replies)
 - Improvements to the shop. (4 replies)
- **What could be done to improve existing facilities?**
 - **Better maintenance of roads and footpaths.** Includes fixing potholes, resurfacing Ashton and Siddington Road, cutting back on hedges adjacent to roads and paths. Open new footpaths/cycle tracks (old railway line from Siddington to South Cerney, from Orchard Field to

Steadings roundabout, safer footpath between Siddington to Cirencester next to Siddington Road. Improve canal path. Better footpath signage. (27 replies)

- **Improving appearance of shop and frontage.** Need for better quality food and service. (9 replies). Improve parking at shop and limit parking on Ashton Road between shop and South Cerney Road. (4 replies)
 - **Need for traffic calming/speed humps to reduce speed of traffic through village.** 20mph speed limit in built-up area of village. 30mph limit to be continuous from Siddington to Cirencester on the Siddington Road. More enforcement of speed limit on Siddington and Ashton Roads. (6 replies)
 - **Playing field.** Clubhouse at playing field requires improvement/replacement. Make greater use of it as community facility. Install public toilet for those using playing field/children's playground (1 reply). Additional and up to date playground equipment for younger children. (3 replies) Install trim trail/outdoor exercise area (2 replies). Install tennis court and skate park (1 reply)
 - **Restrict Quiet Lane to bikes and pedestrians.** (4 replies)
 - **Parking.** Make better use of land next to Village Hall for car parking. (2 replies). Better drop-off parking at school (1 reply). Provide additional church parking and provide safe crossing point and dropped kerb for those walking to church or going by disability scooter. (2 replies)
 - **More areas for exercising dogs.** Enclose park to allow dogs off the lead to exercise safely. (2 replies)
 - **More events organised for retired people, mothers & toddlers, youth and children.** (2 replies)
 - **Transport.** Better public transport links to station at Kemble. (3 replies). Bus service to and from Cirencester to run later in the evening. (1 reply)
 - **Remove football club and replace with cricket.** (3 replies)
 - **Better maintenance of public areas.** Local housing authorities (Bromford) to encourage/facilitate tidiness around properties. (3 replies)
 - **Manage allotments better.** Tidy up. Provide water. (3 replies)
 - **Move bust stop away from shop to next to allotments.** (1 reply)
- **Which buildings or places in Siddington are most important to you?**
 - **Church.** (56 replies)
 - **Village Hall.** (47 replies)
 - **Pub.** (36 replies)
 - **Canal/canal locks/canal walks/fields either side of canal.** (35 replies)
 - **Older houses/historic buildings.** In particular: Tithe Barn & Old Talland (17 replies); Plummers Farm and adjoining paddocks (3 replies); Frazier's

- Folly (2 replies); Siddington Manor (3 replies); Barton Farm (2 replies); Roberts House (3 replies); Church Farmhouse (1 reply); The Old Rectory (2 replies); Mill House(1 reply); older buildings (general) (5 replies).
- **Shop/Post Office.** (25 replies)
 - **Sports field and playground.** (23 replies)
 - **Surrounding countryside and footpaths.** (16 replies)
 - **Allotments.** (5 replies)
 - **Quiet Lane.** (4 replies)
 - **River Churn and adjoining fields.** (2 replies)
 - **The old railway line (Siddington to South Cerney).** (2 replies)
 - **Fields between Spire View and Siddington.** (1 reply)
- **Which views in and around Siddington are most important to you?**
 - **Church/church spire as seen from all angles.** Includes Tithe Barn. (38 replies)
 - **Canal paths and views across fields from paths.** Includes Siddington to South Cerney, flight of locks in Siddington, canal path from Siddington to Cirencester and canal bridge in Siddington. (30 replies)
 - **Open fields in and around Siddington** (all of the green belt). (21 replies)
 - **River Churn and surrounding water meadows.** (10 replies)
 - **Playing Field and surrounding trees.** (9 replies)
 - **Siddington Manor and fields from South Cerney road.** (8 replies)
 - **Views from Spire View towards Siddington.** (5 replies)
 - **All green fields adjacent to the entrances to the village (Ashton Road, Siddington Road, Parkway).** Horse fields at entrances to both ends of village mentioned specifically. (9 replies)
 - **Plummers Farm area, livery stables and adjoining horse fields as seen from The Greyhound.** (4 replies)
 - **Allotments.** (4 replies)
 - **Fields viewed from old railway line.** (3 replies)
 - **Fields behind Parkway towards Cirencester.** (3 replies)
 - **Field views from the Coach Road .** (3 replies)
 - **Views from Orchard Field towards Parkway, Upper Siddington and Cirencester.** (3 replies)
 - **Views from Upper Siddington towards the Ashton Road.** (3 replies)
 - **Round Tower and surrounding fields.** (2 replies)
 - **Fields around Nursery View.** (2 replies)
 - **Which green spaces in or around the parish are the most important to you?**
 - **Playing Field.** (52 replies)

- **Canal path, canal locks area, and all fields adjoining canal path.** (51 replies)
 - **All green spaces and footpaths in the village and surrounding areas.** (39 replies)
 - **All the fields between Siddington and Cirencester.** (19 replies)
 - **Quiet Lane.** (11 replies)
 - **Allotments.** (11 replies)
 - **Churn water meadows.** (10 replies)
 - **Old railway line and adjoining fields.** (8 replies)
 - **Churchyard and meadows adjacent to the church.** (6 replies)
 - **The Common.** (4 replies)
 - **Fields on either side of Canal Road in Upper Siddington.** (4 replies)
 - **Fields either side of Parkway from Spratsgate Lane to Upper Siddington.** (3 replies)
 - **Unbuilt land on either side of Severells Drive.** (3 replies)
 - **Fields either side of Coach Road.** (3 replies)
 - **Horse field opposite The Greyhound.** (1 reply)
 - **Fields behind Parkway.** (1 reply)
 - **Fields on either side of Ashton Road between Siddington and South Cerney.** (1 reply)
- **Is it important to maintain the undeveloped green gap between Cirencester and Siddington?**
 - **Yes** **92%**
 - **No** **3%**
 - **No opinion** **5%**
- **Are you concerned about parking issues?**
 - **Yes** **75%**
 - **No** **25%**
- **Which areas are causing parking concerns?**
 - **Ashton Road between the shop and South Cerney Road.** (41 replies)
 - **At the junction of Parkway and Ashton Road and at the shop.** (37 replies)
 - **Along Parkway. In particular next to the playing field and Pound Close on match days and at school start and end. Also a comment that residents don't appear to use car park provided.** (24 replies)
 - **Parking on pavements highlighted as a particular problem for people with pushchairs, mobility scooters and with guide dogs. Particular mention made of Nursery View.** (7 replies)

- **Coach Road at start and end of school day.** (6 replies)
 - **On Ashton Road by Village Hall.** (5 replies)
 - **All areas. Just not enough off-street parking and roads are too narrow.** (2 replies)
- **Are you concerned about other traffic issues?**
 - **Yes 91%**
 - **No 9%**
- **Which traffic issues are causing concern?**
 - **Speeding. Ashton Road and Siddington Roads, Spratsgate Lane, Parkway from Spratsgate Lane to Upper Siddington.** (57 replies)
 - **Village roads already being used as “rat runs”, but with concerns that this will get worse with the completion of the Steadings development. Being increasingly used by heavy goods to get to Love Lane Industrial Estate.** (17 replies)
 - **Need for 30mph speed limit all the way from Cirencester to Siddington on the Siddington Road.** (12 replies)
 - **Unrepaired pot holes and poor road maintenance in general.** (12 replies)
 - **Increasing number of heavy goods vehicles ignoring weight limit restrictions.** (11 replies)
 - **Too many houses being built in the area (Orchard View and Steadings quoted) and narrow village and rural roads can’t cope.** (7 replies)
 - **Hedges and trees need cutting back on South Cerney Road as it has become dangerously narrow with speeding traffic.** (5 replies)
 - **Consider 20mph speed limit in built up area of village.** (4 replies)
 - **Increase in diverted traffic through village resulting from construction work and road repairs.** (3 replies)
 - **Pavements have become too narrow in places (through overgrown hedges, encroaching undergrowth and parking on pavements) putting pedestrians into close proximity with speeding traffic.** (3 replies)
 - **Need traffic calming measures.** (2 replies)
 - **Speed limit start needs moving to top of Parkway where it joins Spratsgate Lane.** (1 reply)
 - **Lack of street lighting along Siddington Road.** (1 reply)
 - **Danger to pedestrians crossing Siddington Road opposite Old Talland.** (1 reply)

- **What parking or traffic improvements would you like to see?**
 - **Reducing speed limits.** As priority: 73%. Nice to have: 14%. Not needed: 12%.
 - **20mph speed limit in built-up areas.** As priority: 66%. Nice to have: 17%. Not needed: 17%.
 - **Traffic calming measures.** As priority: 58%. Nice to have: 24%. Not needed: 21%.
 - **Yellow lines.** As priority: 32%. Nice to have: 24%. Not needed: 43%.
 - **Off street parking.** As priority: 28%. Nice to have: 53%. Not needed: 19%.
 - **New car parks:** As priority: 14%. Nice to have; 44%. Not needed: 43%.
 - **Electric charging points:** As priority: 12%. Nice to have: 25%. Not needed: 43%.

- **Free text responses to parking and traffic improvements.**
 - **Improve road maintenance – pot hole repairs and resurfacing.** (6 replies)
 - **Yellow lines along Ashton Road from shop to South Cerney Road.** (3 replies)
 - **Radar speed signs/speed cameras.** (2 replies)
 - **Dropped kerbs opposite each other.** (2 replies)
 - **No parking on Coach Road.** (1 reply)
 - **Event car parking for playing fields.** (1 reply)
 - **Proper enforcement of 7.5 ton limit by way of fines.** (1 reply)

- **Do you walk into Cirencester?**
 - **Yes** 75%
 - **No** 25%

- **Would you walk into Cirencester if pedestrian facilities were improved?**
 - **Yes** 90%
 - **No** 10%

- **What changes for pedestrians/cyclists would you like to see?**
 - **Wider pavements to allow greater separation between speeding traffic and pedestrians. Many footpaths in village and between Siddington and Cirencester are overgrown both by hedges and undergrowth. Particularly bad paths are identified on the Siddington Road between Church Avenue and Cherry Tree Drive, between the Greyhound and Nursery View and for cyclists along South Cerney Road.** (33 replies)

- **Paths need better maintenance to make them level and smooth. Respondents highlighted need for better surfaces on canal path from Parkway/Pound Close to Love Lane and for upgrading canal path to South Cerney to make more accessible for walking and cycling. Also highlighted the need to finish improvements to the bottom of the path between the school and Pound Close which is currently dangerous for mobility scooters. (11 replies)**
- **Siddington Road between South Cerney Road and Cherry Tree Drive. Need for:**
 - **A new cycle track parallelling the road or at least a marked cycle lane into Cirencester (11 replies)**
 - **safe crossing points at Church Avenue and opposite Old Talland where path continues on other side of the road (9 replies).**
 - **Pot holes to be filled more regularly to make cycling safer (8 replies)**
 - **street lighting on this section of road (7 replies).**
 - **a 30mph speed limit along this stretch (6 replies).**
 - **road to be resurfaced to make it safer for cyclists (1 reply).**
- **Proposals for new footpaths/cycleways:**
 - **A safer, continuous walking route parallelling the Siddington Road but separated from the traffic and remaining on the same side of the road. (12 replies)**
 - **From Severalls Field to Love Lane/Somerford Road. Path should be completed “as promised”. (9 replies)**
 - **Along South Cerney Road to join up with footpath to Dobbies and the cycle track to Tesco at Preston Toll Bar. (5 replies)**
 - **Re-open old railway line as cycle track from The Greyhound to South Cerney. (3 replies)**
 - **Open Chesterton public rights of way to link with Kemble and surrounding areas. (1 reply)**
- **Make subway at Fire Station roundabout cleaner and safer. Described as being scruffy and intimidating. (4 replies)**
- **Lighting on canal path from Pound Close to Love Lane. (1 reply)**
- **More local footpath information – routes, location and points of interest. (1 reply)**
- **Flooding. Has your house been affected by any of the following?**
 - **Flooding of your building. Yes: 10% No: 90%.**
 - **Flooding of your garden. Yes: 19% No: 81%**

- **Flooding of your drains and sewers:** Yes: 19% No: 81%
- **Flooding of the public road by your property:** Yes: 35% No: 65%

- **How concerned are you about flood risk in your area?**
 - **Very:** 23%
 - **Moderately** 49%
 - **Not at all** 25%
 - **No opinion:** 3%

- **Which of the following flood measures would you like to see?**
 - **Better use and maintenance of field drainage ditches.** (96 replies)
 - **Effective use of flood meadows.** (76 replies)
 - **Monitoring and managing river level in River Churn.** (74 replies)
 - **Embankments along the river.** (38 replies)

- **What other flood risk improvements would you like to see?**
 - **Improved drainage on roads at design stage, but also keeping road drains cleared on a regular basis as well as road ditches. Parkway at junction with The Twenties cited as example of poor drain clearance.** (15 replies)
 - **Keeping River Churn free from excessive weed, tree growth and debris. Managing silt levels.** (9 replies)
 - **Stop building new houses as current sewage system cannot cope. Sewage flooding up in Cherry Tree Drive cited as example of effects of new development at Spire View.** (9 replies)
 - **All new developments should incorporate rainwater collection and permeable surfaces for parking, patio etc. No rainwater run-off should be allowed to flow into main drains.** (6 replies)
 - **Need for a flood action group with flood watch and notification system. Need for a flood plain management scheme clarifying who does what when flooding occurs.** ((3 replies)
 - **Demand greater accountability from developers to ensure that their developments do not cause flooding in areas adjacent to their developments. Flooding at Tesco roundabout cited as exacerbated by development at Kings Hill.** (1 reply)

- **How important to you are the following for the Parish of Siddington?**
 - **Increase walking and cycling.** Very Imp: 65% Imp: 30% Not Imp: 3%
No opinion: 2%

- **Improved public transport. Very Imp: 44% Imp: 45% Not Imp: 4% No opinion: 7%**
 - **Better insulation of existing homes. Very Imp: 49% Imp: 36% Not Imp: 5% No opinion: 10%**
 - **Greater recycling of waste. Very Imp: 43% Imp: 44% Not Imp: 4% No opinion: 9%**
 - **Reduction in home energy use. Very Imp: 39% Imp: 43% Not Imp: 6% No opinion: 12%**
 - **Conversion of street lighting to LED. Very Imp: 38% Imp: 46% Not Imp: 8% No opinion: 8%**
 - **Home renewable energy generation: Very Imp: 39% Imp: 37% Not Imp: 8% No opinion: 16%**
 - **Install electric vehicle charging points. Very Imp: 17% Imp: 34% Not Imp: 32% No opinion: 17%**
- **Which types of new homes are required in the Parish?**
 - 85 people responded to this question and respondents were allowed to select more than one category.
 - **Affordable homes for sale or rent. 78% voted for this.**
 - **Private semi-detached/terraced (2 or 3 bedrooms). 41% voted for this.**
 - **Bungalows. 32% voted for this.**
 - **Sheltered accommodation for elderly people. 31% voted for this.**
 - **Private detached houses (3 or more bedrooms). 24% voted for this.**
- **What scale of housing development schemes should be given priority?**
 - 118 people responded to this question and respondents were only permitted to select one category.
 - **Less than 5 dwellings. 42%**
 - **5-10 dwellings. 28%**
 - **11-25 dwellings. 12%**
 - **25-50 dwellings. 8%**
 - **Schemes of over 50 dwellings. 3%**
 - **No opinion. 7%**
- **If new homes are built, which locations would you prefer?**
 - 108 people responded to this question and respondents were allowed to select more than one category.
 - **Redevelopment of existing sites. 72%**
 - **Infill sites within the built form of the village. 46%**
 - **No opinion. 13%**

- **Greenfield sites immediately adjoining the built form of the village.**
11%
- **Greenfield sites outside the built form of the village.** 9%
- **Which types of employment do you think are important for the future of the Parish?**
 - 121 people responded to this question and respondents were allowed to select more than one category.
 - **Agriculture.** Very Imp: 58 replies Imp: 31 replies Not Imp: 6 replies
No opinion: 20 replies
 - **Other rural based employment.** Very Imp: 51 replies Imp: 41 replies
Not Imp: 5 replies No opinion: 20 replies
 - **People working from home.** Very Imp: 30 replies Imp: 37 replies Not
Imp: 22 replies No opinion: 26 replies
 - **Tourism.** Very Imp: 8 replies Imp: 24 replies Not Imp: 44 replies
No opinion: 30 replies
 - **Retail/service companies.** Very Imp: 10 replies Imp: 23 replies Not
Imp: 50 replies No opinion: 28 replies
- **How important is it to you that the Neighbourhood Development Plan encourages commercial development for the following:**
 - 117 people responded to this question and respondents were allowed to select more than one category.
 - **Shared workspaces for home workers.** Very Imp: 12 replies Imp: 33
replies Not Imp: 51replies No opinion: 19 replies
 - **Identifying employment sites.** Very Imp: 6 replies Imp: 40 replies
 - **Office spaces.** Imp: 15 replies Not Imp: 79 replies No opinion: 17
replies
 - **Industrial Units.** Very Imp: 1 reply Important: 12 replies Not important:
86 replies No opinion: 13 replies
- **How important are the following to the Parish of Siddington?**
 - 122 people responded to this question and respondents were allowed to select more than one category.
 - **Increase Walking & Cycling.** Very Imp: 76 replies Imp: 35 replies
Not Important: 1 No opinion: 4
 - **Better insulation of existing homes.** Very Imp: 58 replies Important: 43
replies Not Imp: 6 No opinion: 10 replies
 - **Improved public transport:** Very Imp: 52 replies Imp: 52 replies
Not Important: 5 No opinion: 7 replies

- **Greater recycling of waste.** Very Imp: 51 replies Important: 52 replies Not Imp: 5 replies No opinion: 10 replies
- **Reduction in home energy usage.** Very Imp: 46 replies Important: 51 replies Not Imp: 7 replies No opinion: 11 replies
- **Conversion to LED street lighting.** Very Imp: 45 replies Important: 54 replies Not imp: 9 replies No opinion: 8 replies
- **Home renewable energy generation.** Very Imp: 45 Important: 43 replies Not Important: 9 No opinion: 16 replies
- **Install electric vehicle charging points.** Very Imp: 20 replies Important: 39 replies Not Imp: 37 replies No opinion: 16 replies
- **Answers to questions 32 and 33 tended to overlap and so have been analysed as if a single question. The questions were:**
 - **What aspects from past development or changes in land use do you think are important in moving forward and should be taken into account when considering the future of Siddington?**
 - **What other planning issues would you like to be addressed for the future of Siddington?**
 - **No further development. The area is already subject to major development with 2350 houses being built at the Steadings which is within half a mile of Siddington. The village itself has accommodated Orchard View (88 houses) and Spire View (149 houses) in the last 10 years along with a solar farm and gravel extraction. A large retirement development has also been built at Siddington Park on the boundary of the parish. This has had implications for a considerable increase in traffic and additional pressure on the infrastructure as well as a reduction in green spaces and biodiversity.** 32 replies.
 - **Keep green spaces in the village and protect its biodiversity. This included mention of retaining fields, trees and wildlife corridors. The playing field and allotments were specifically referred to as vital for retention.** 31 replies.
 - **Traffic measures. Respondents were concerned at the increase in traffic from new developments which country roads and village street are unable to accommodate and the fact that village roads are now being regularly being used as “rat runs”. Speeding and parking problems also featured.** 24 replies.
 - **Separation from Cirencester. The existing “green gap” should be retained to preserve the rural aspect of the village and its unique identity.** 18 replies.

- **Flooding/drainage/sewage treatment. Ensure that there is no building on flood plains and that new developments don't increase the flood risk.** 16 replies.
- **Any building should be restricted to small developments only. Any future development should be less dense than Severells Field and built in the style of traditional Cotswold properties with appropriate landscaping to maintain a village character.** 13 replies.
- **Retain, extend and maintain footpaths and cycle tracks. A need for better maintenance of paths and lighting – particularly on footpaths going to Cirencester. Early completion of footpath link from Severells Field to Cirencester.** 13 replies.
- **Ensure sufficient infrastructure for new developments. This has been lacking in the past and developers have reneged on their responsibilities. Appropriate infrastructure should be in place prior to starting development. Schools, medical services, drainage, sewage treatment, public transport and footpath links were all mentioned.** 12 replies.
- **Repair of the Tithe Barn and sympathetic redevelopment of the Church Farm site.** 12 replies.
- **Solar Farm. Get rid of the existing solar farm and stop building additional solar farms.** 10 replies.
- **Sustainability of new homes. New builds should be built using sustainable materials and with solar panels, heat pumps, good insulation and electric charging points.** 5 replies.
- **Improve existing housing, in particular the buildings and grounds of the Jubilee flats.** 4 replies.
- **Provide more affordable housing, particularly for local people.** 3 replies.
- **Ensure enforcement of planning conditions with developers.** 3 replies.
- **Need for more community facilities. Meeting hub/community café, greater use of community room at Elizabeth Way, more youth facilities and sports facilities.** 3 replies.