



**Siddington  
Neighbourhood  
Development Plan  
Regulation 15  
Submission Draft  
2025-2031**

**Siddington**  
Parish Council

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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 1.5 sets out the process for producing the Plan, Sections 3, 4 and 5 describe the parish and provide relevant information about it. Section 5 sets out the issues we have identified and the evidence on which we have relied. Section 6 contains our vision for Siddington, our objectives for the Plan and the Planning Policies that we are proposing. Section 7 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 6.7 to 6.17.

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.

**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 required by law 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 Regulation 15 'Submission draft'. This draft takes account of comments made by members of the Parish during the Regulation 14 public consultation period held between 22 March and 10 May 2026. This version of the SNDP has been prepared for submission to Cotswold District Council.
- 1.2.3** This Regulation 15 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 has worked over the last 36 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 calculated<sup>1</sup> 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.<sup>2</sup>
- 1.2.9** It is important that the Neighbourhood Plan addresses the concerns and aspirations of those who 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.

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<sup>1</sup> [Housing Land Supply Report - May 2025](#)

<sup>2</sup> [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 area<sup>3</sup>. 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 Plan<sup>4</sup>.

**1.4.3** This Reg 15 submission version 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.

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<sup>3</sup> PPG Paragraph: 001 Reference ID: 25-001-20190901 Revision date: 01092019

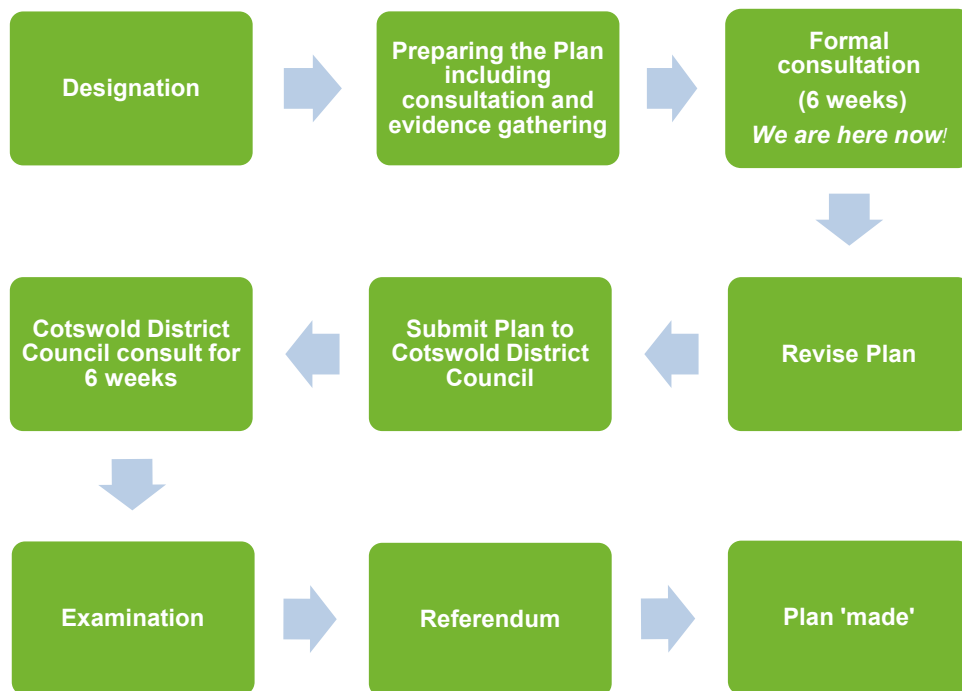
<sup>4</sup> Siddington Neighbourhood Plan Consultation Statement

- 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.



*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
<b>April 2022</b>	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.
<b>October 2022</b>	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.
<b>June 2023</b>	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.
<b>December 2023</b>	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.
<b>June 2024</b>	Household survey questionnaires were delivered to every household, posters published, with replies from 21.7% of households, comprising 176 parishioners.
<b>Spring 2026 (NOW)</b>	We have used local opinions to shape the content of the Plan and have undertaken extensive research to support our policy development. The Reg 14 Consultation Draft of the Plan was shared with parishioners from 22 March to 10 May 2026 and, where appropriate, their views have been reflected in this Reg 15 Submission version of the Plan.

## 1.6 What's Next?

- 1.6.1** Cotswold District Council will carry out a statutory six-week consultation<sup>5</sup> 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.
- 1.6.2** 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:
  - o proceeds to local referendum;
  - o proceeds to local referendum with appropriate modifications; or
  - o does not meet the basic conditions and should not proceed to referendum.

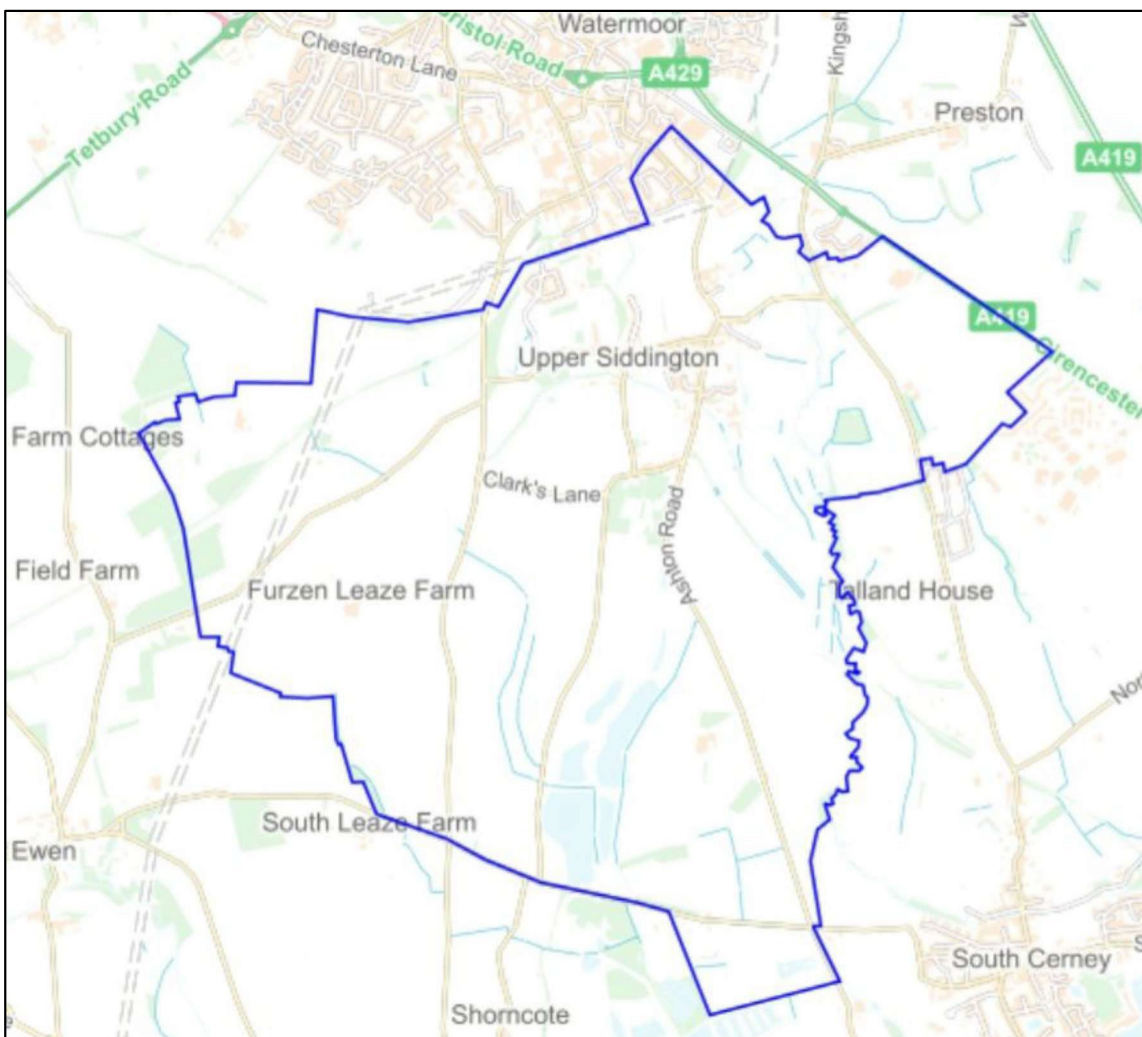
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<sup>5</sup> Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

## 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 Severells 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 Severells 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** Non-designated heritage assets also form an important part of the character and historic interest of Siddington. A register of non-designated heritage assets is being produced. When approved this document will be maintained by Siddington Parish Council and will be available on its website to assist with and inform the planning process.
- 3.3.9** 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 the Second World War the village was small and compact, with a stable population. The second half of the twentieth century saw a rapid growth in the number of households (approx. 275%) 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 2001 to 2026, a further 139 (approx.) 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 and Swinford Close, a development of 48 dwellings, on the west side of Siddington Road was completed in 2016.
- 3.5.7** Severells 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 Severells 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 National Landscape 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.

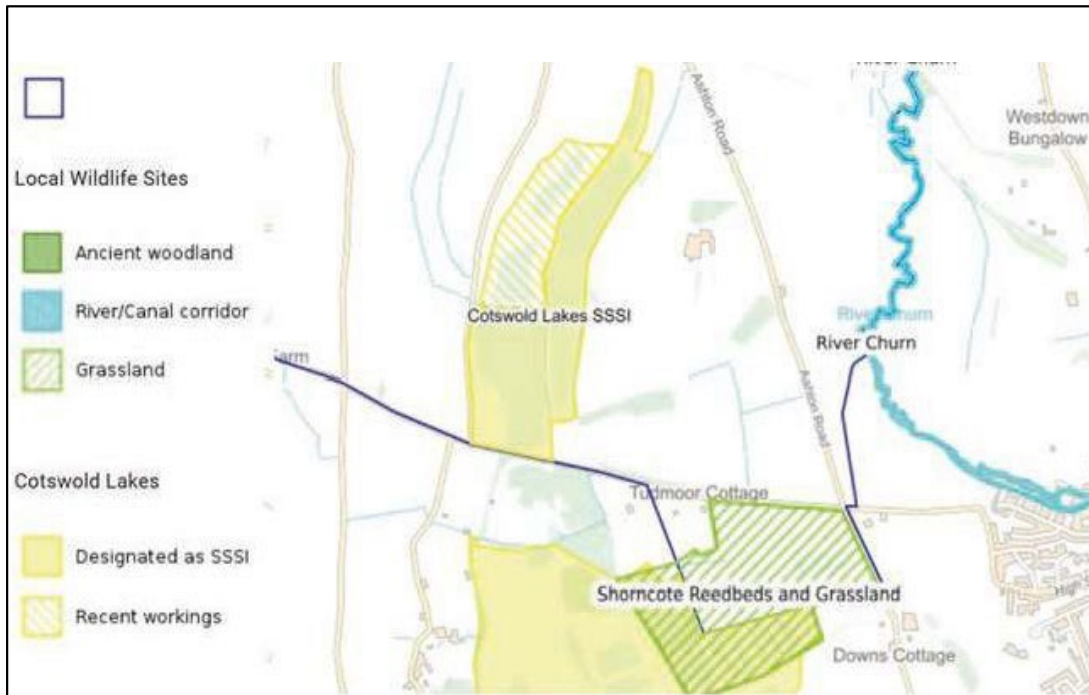
#### **Protected Habitats**

- 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 and for open water, margins and scrub (Natural England, January 2021).

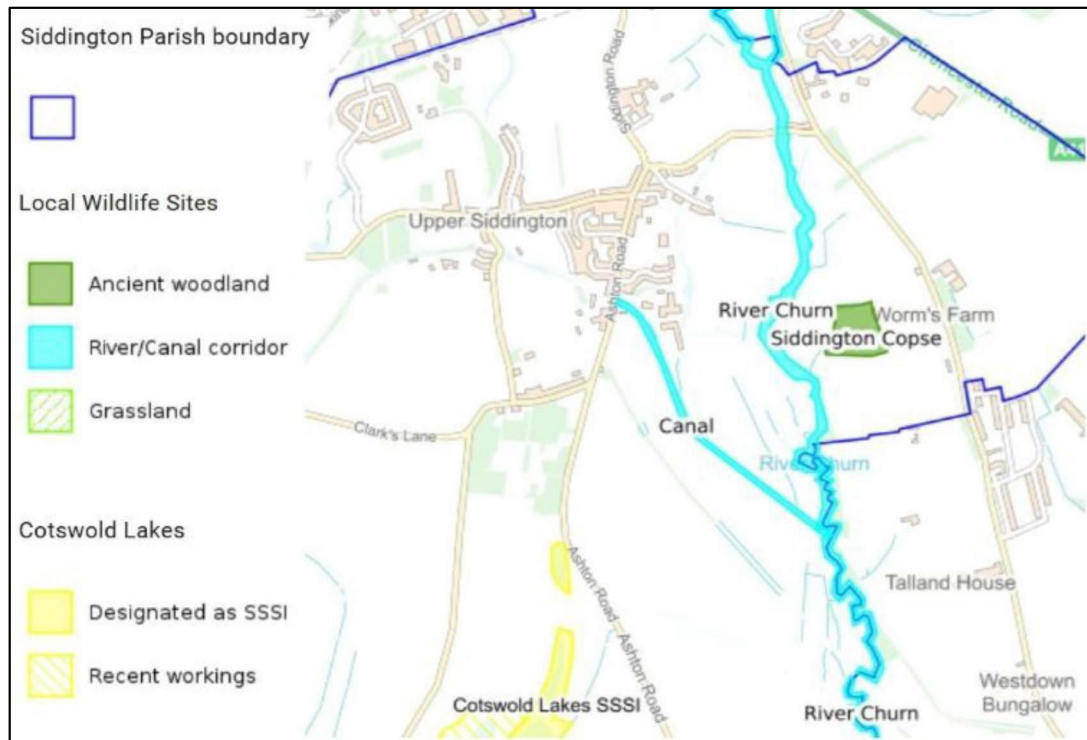
- 3.8.7** The designated areas include gravel pits as well as margins typically extending up to boundaries such as hedgerows, ditch lines, and tracks.
- 3.8.8** Gravel workings continue within the water park including in Siddington parish. An additional area of recent workings next to the SSI designation covering 10 hectares is shown below as it may become part of the SSSI when its boundaries are updated.



*Figure 3 Map showing the location of the Cotswold Lakes (SSI) and local wildlife sites*

#### Local Wildlife Sites

- 3.8.9** 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.
- 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.

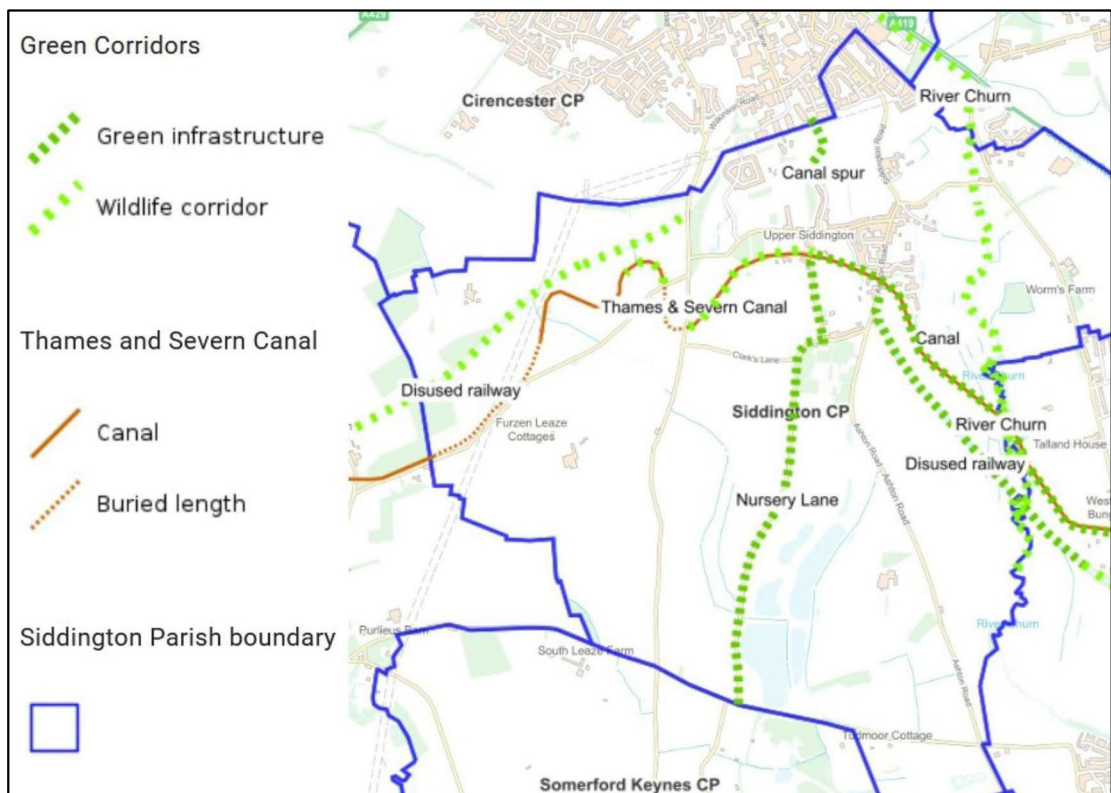
#### Green Corridors and Hedgerows

**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.

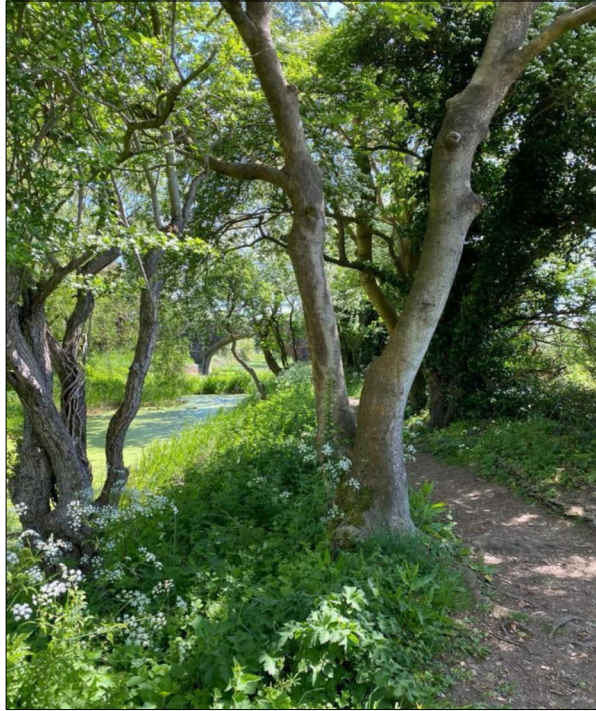
**3.8.15** Much of Siddington parish is farmland and there is a network of hedgerows lining the fields and roads which also provide important connectivity. The presence of veteran trees indicates a historically well-established field pattern, and many sections of hedgerow are likely to be species rich, 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 ENS (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 Severells 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. In the winter of 2025-26 (November to April), 2885 hours of discharge events were recorded.
- 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.

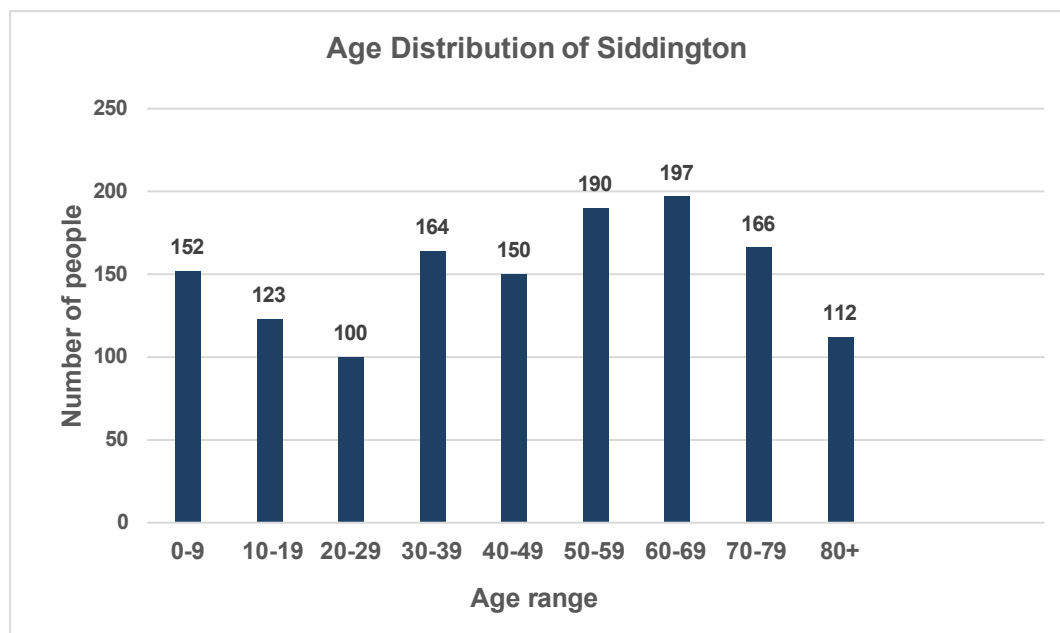
### **3.10 The Development of the Village and Parish Since the Second World War**

- 3.10.1** The population in Siddington Parish rose gradually during the Victorian period reaching 502 by 1851 and then staying around 500 for much of the early twentieth century. A significant increase occurred in the post-war decades with the population rising to 659 in 1961 and then to 826 by 1971 reflecting the building of new housing estates. Household numbers have grown in parallel. Census data for the Parish of Siddington from 1951 onwards shows a significant growth in households. In the following 50 years the number of households increased from 144 to 540 and in 2021 this rose to 588. Since then, 91 houses have been built, with 88 of these being located in the Severells Field development. This represents an increase in households of 371% between 1951 and 2026. The majority of homes in the Parish are located in the village of Siddington, comprising Siddington and Upper Siddington, while approximately 33% are located in North Siddington, which adjoins Cirencester.
- 3.10.2** The rapid growth in buildings 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 91 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 91 which, using an average household figure of 2.3 people, gives an estimate for population growth in Siddington of a further 209 people (15.5%).
- 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%).



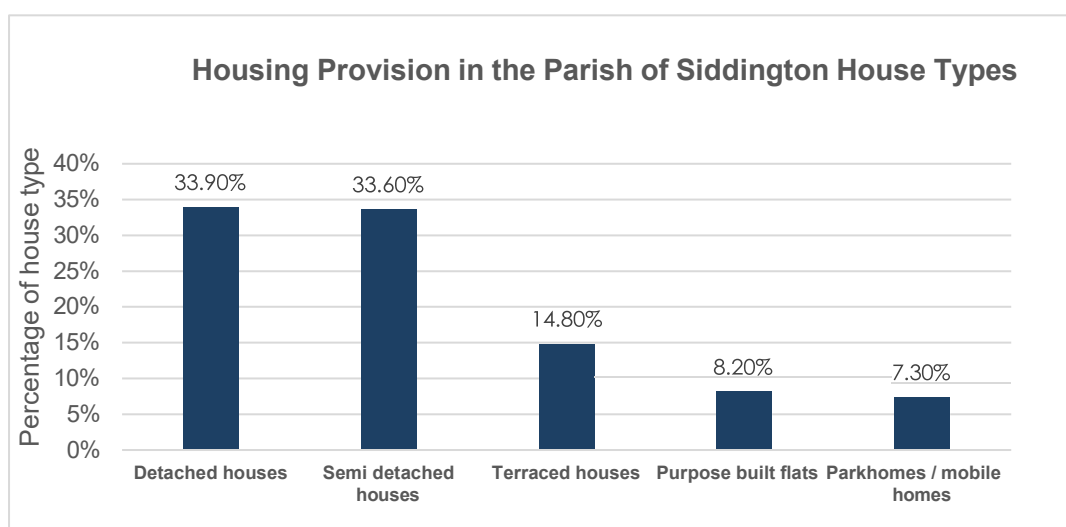
*Figure 9 Graph depicting age distribution of Siddington (Source of data - OCSI 2023 Local Insight profile for Siddington CP).*

- 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.

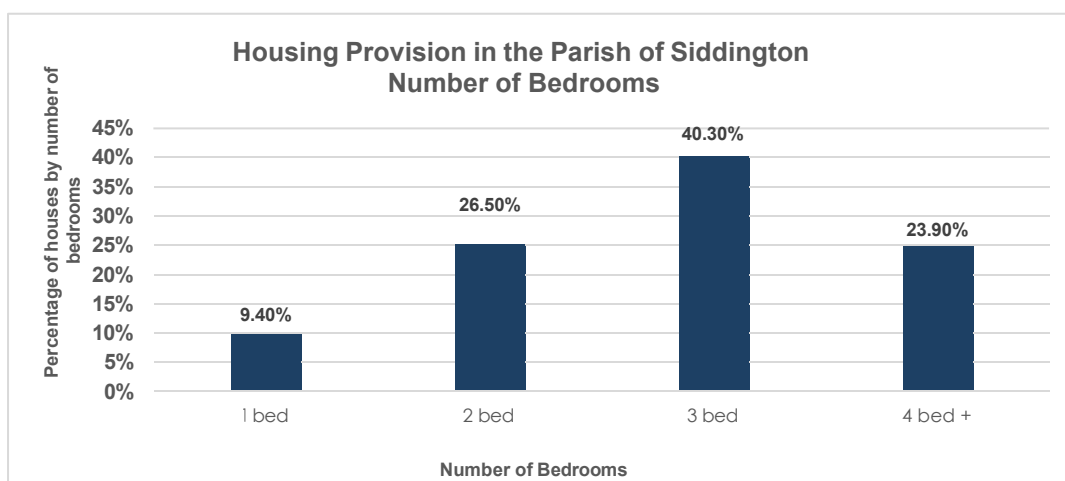


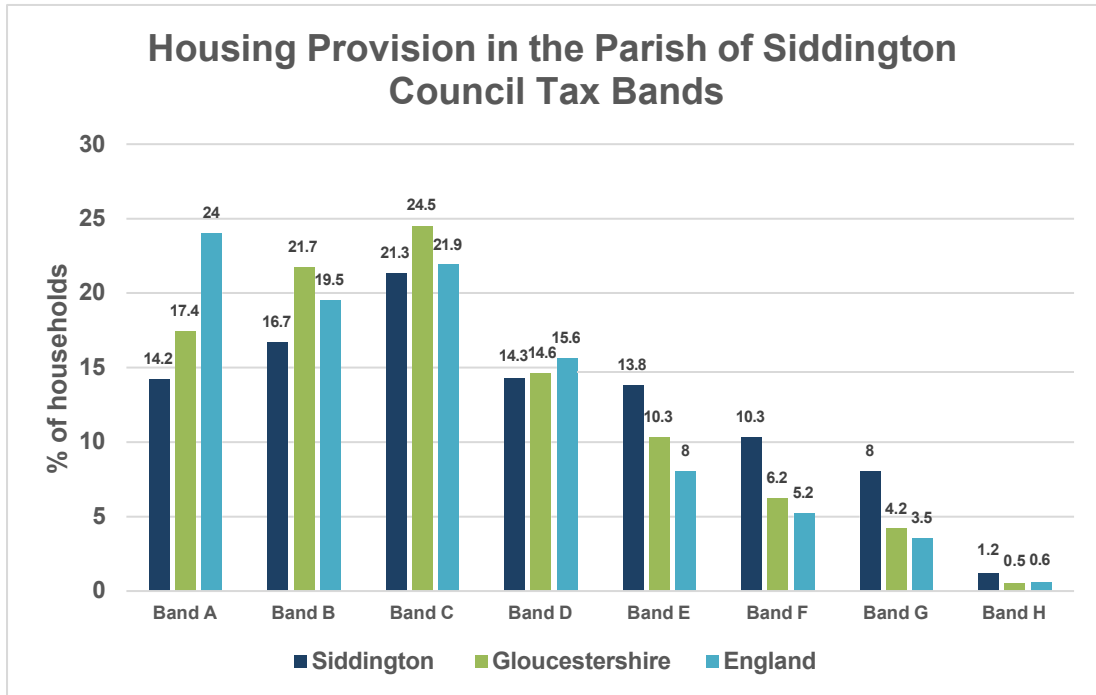
Figure 11 Number of bedrooms in housing in Siddington Parish. (Source of data - OCSI 2023 Local Insight profile for Siddington CP).

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).

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, Band 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 £130,000 which was 3 times more than the national average.

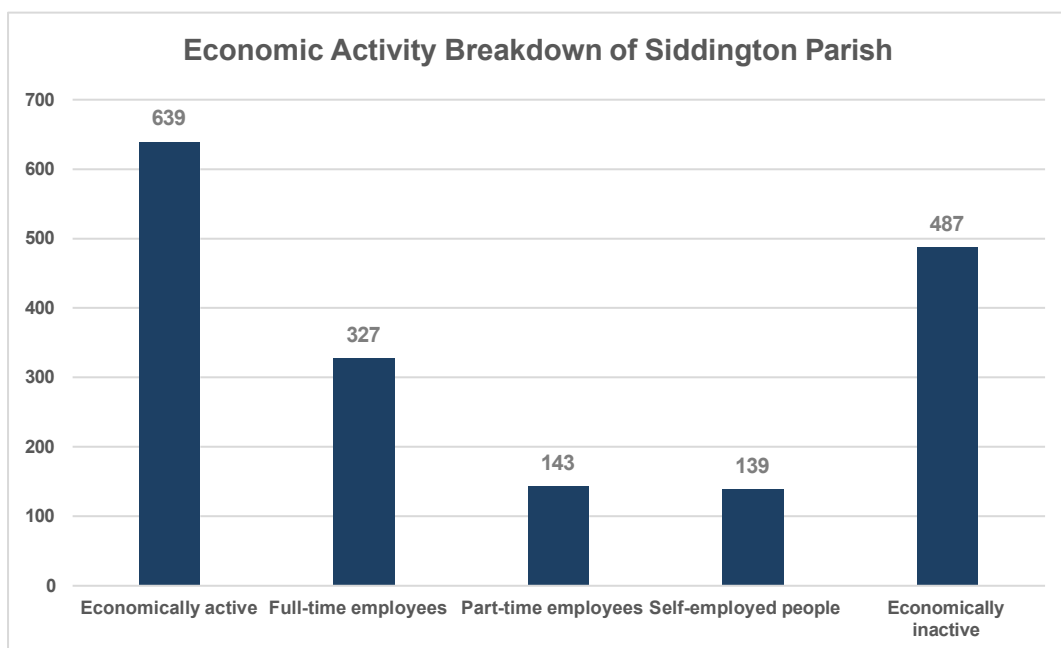
**4.2.6** As to the type of new homes required, there were 85 respondents to this question in the survey, and they were allowed to select more than one category. By far the most popular selection was 'affordable homes for sale or rent' which was supported by 78% of respondents. Smaller homes, either 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.

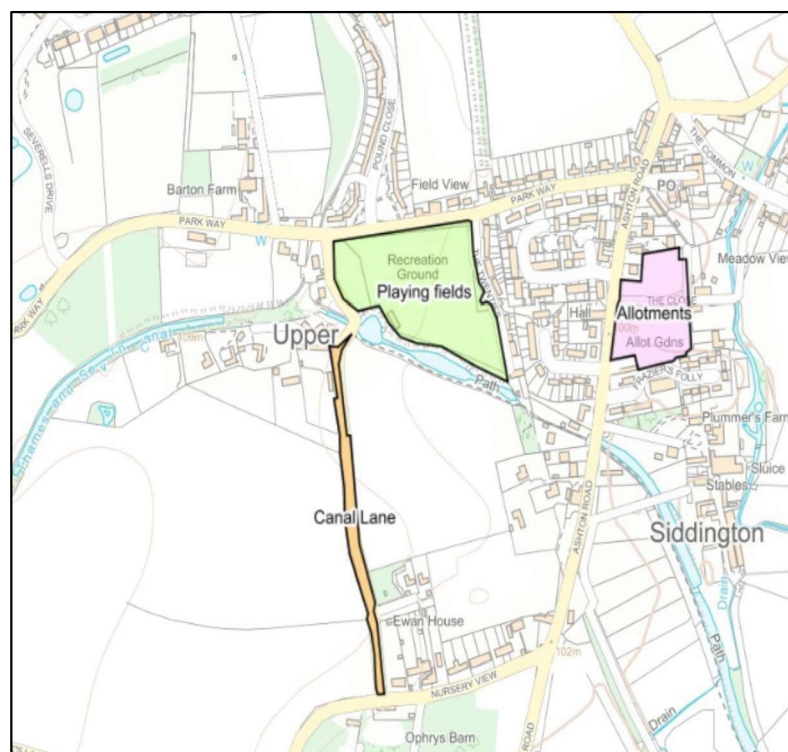
Results from the household survey showed the following green spaces were most important to parishioners:

- 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 6.7).
- 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 tithe barn and attractive open spaces.

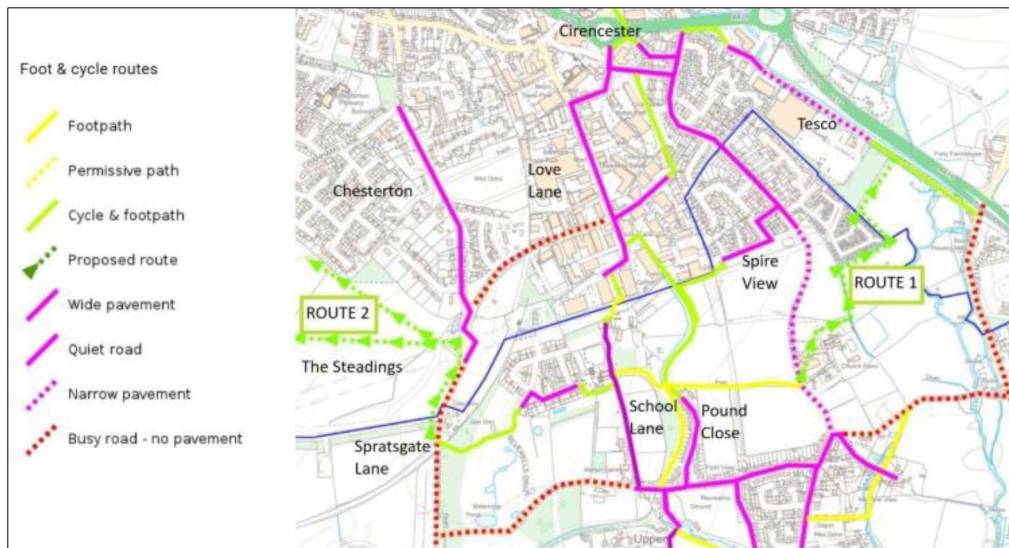
These views are dealt within under policy **S7** and are set out in more detail in Appendix C.



**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 daytime 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 MS (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.
- 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.



*Figure 17 Existing and proposed foot and cycle paths*

## 4.7 Community Facilities

- 4.7.1** 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.
- 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. Siddington has most 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 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.

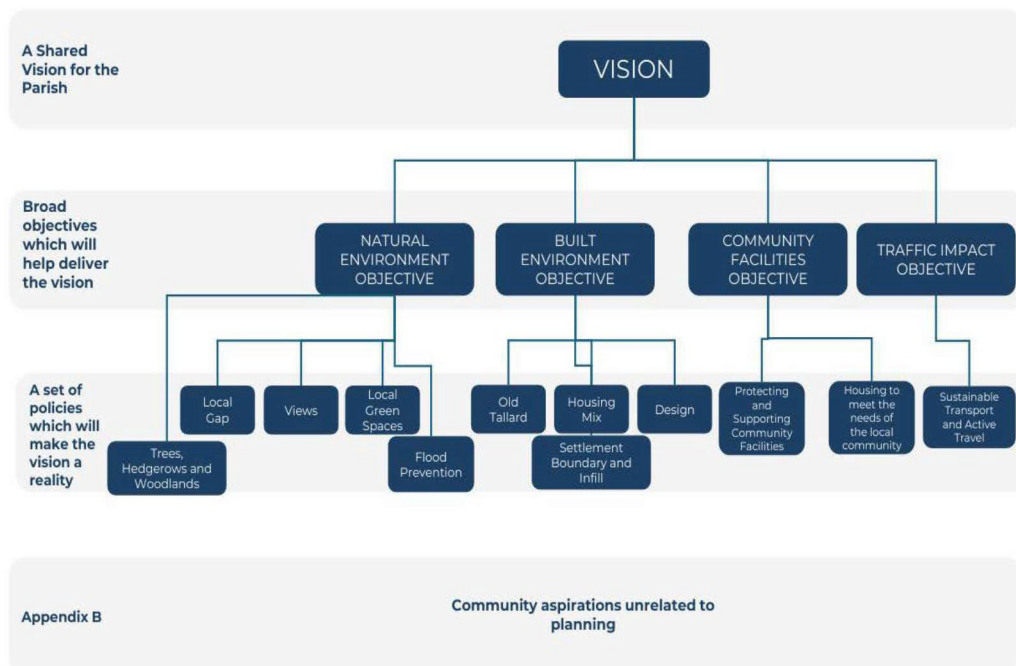
## 6 VISION, OBJECTIVES AND POLICIES

### 6.1 Background

- 6.1.1** This whole document makes up our Neighbourhood Plan. 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 numerous 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 2031 (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.

- **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

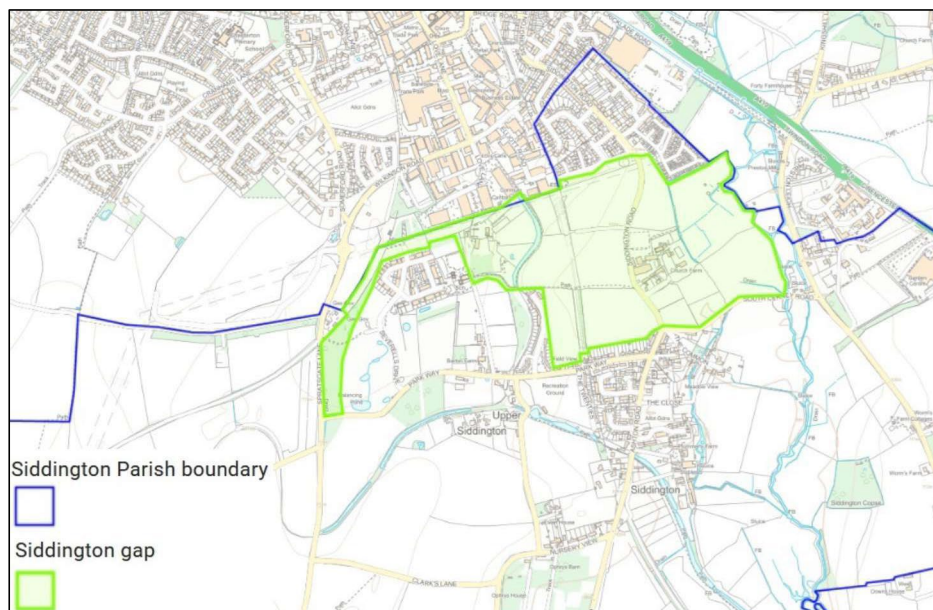
**6.6.1** The sections below set out the planning policies and proposals that will be used to help achieve the vision and objectives. As depicted by Fig. 18, throughout the development of the policies, the Steering Group has referred to the Vision and Objectives to ensure that the Plan addresses the 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 is 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 village and Cirencester to protect the distinctly separate and rural identity of Siddington village.
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 village, will not be supported.



**Figure 19** Identified Siddington 'Gap' to prevent the coalescence of Siddington village 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 Report<sup>6</sup> 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

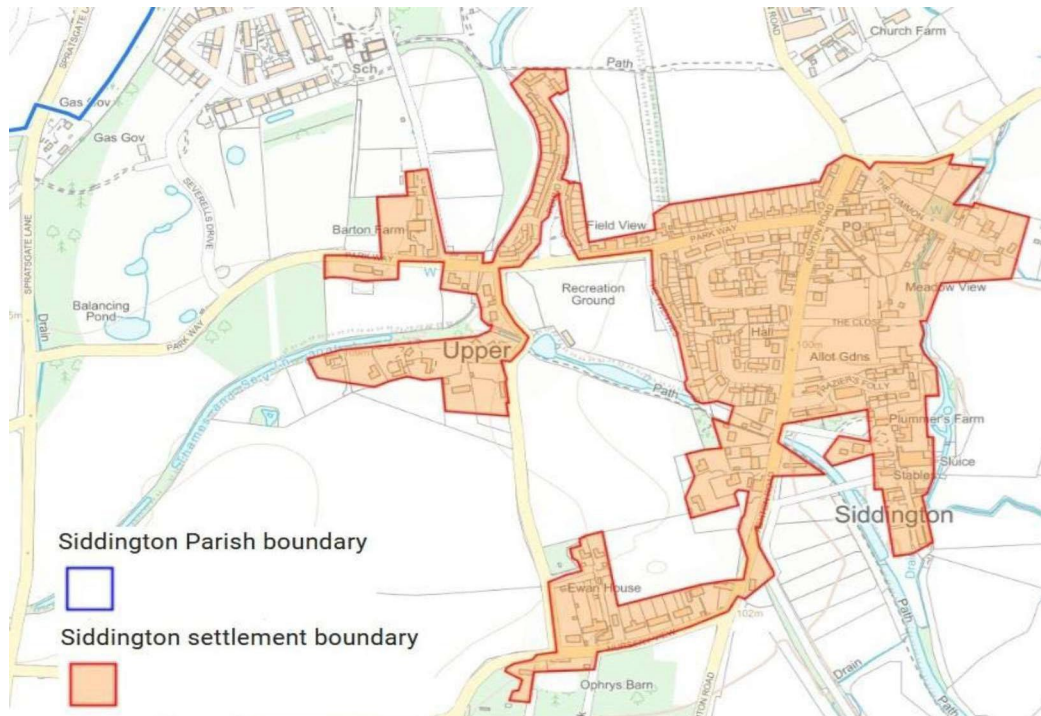
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<sup>6</sup> White Report - Study of land surrounding Key Settlements in Cotswold District Update October 2014

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 Plan<sup>7</sup> 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.

<sup>7</sup> 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 as 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: Severells 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 1951 with a 371% increase in the number of households in that period. (Source: National Census 2021 adjusted for recent housing developments).
- 6.8.4** 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 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 interaction 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 by respecting building lines, orientation, heights and dormer levels, where appropriate.
3. Be of a scale, mass, density, and height appropriate to the local area.
4. Have regard to the impact on tranquility including noise and traffic movements.
5. Ensure development proposals 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.

#### *Boundary Treatments and Landscape on Individual Plots*

9. 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.
10. 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)**

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

#### **The Natural Environment and Landscaping**

14. 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.
15. 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.
16. Reduce the flood risk by including sustainable drainage design (SuDS) features which show a betterment in surface water run-off rates on brownfield sites when compared with pre-development situation and mitigate against any increased flood risk.

#### **Links and Connections**

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

#### **Energy Efficiency**

19. 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**

20. Make provision for off-road parking for residents and visitors in accordance with Appendix F of the CDC Local Plan to minimize 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

21. 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.
22. 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 National Landscape, 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 the design of the buildings themselves.

**6.10.6** Where there is communal Green Infrastructure, 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.

**6.10.7** 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.

## **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. Any harm to, or loss of, the significance of either the:
  - a) tithe barn (Grade II\* Scheduled Monument);
  - b) adjoining barn (Grade II); or
  - c) animal shelter (Grade II)or the setting of :
  - d) St Peter's Church (Grade II);
  - e) Church Farmhouse (Grade II); or
  - f) Siddington Manor (Grade II)particularly through alteration or development within the site will not be supported, and only permitted with clear and convincing justification or substantial public benefits in line with national policy.
3. 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.
  - c) appropriately responds to the constraints of the site, including flood risk.

## Justification

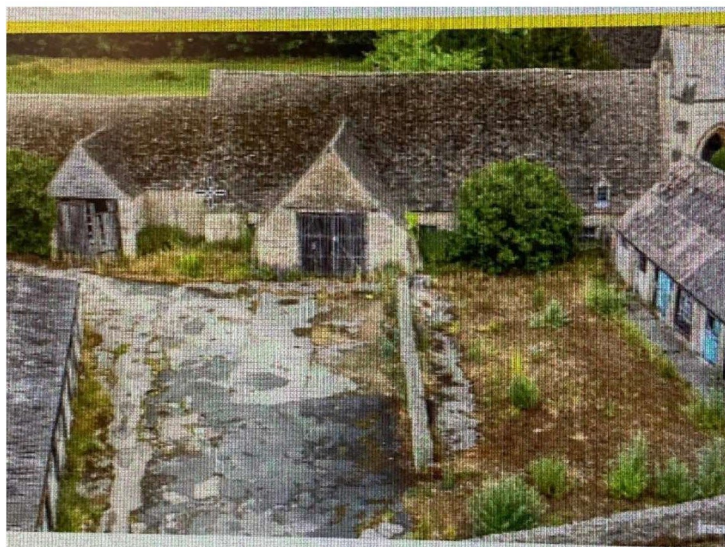
- 6.11.1** Although the Plan makes no new housing site allocations, it does support development at the Old Talland School of Equitation in order to secure the future conservation of the heritage assets.
- 6.11.2** This policy supports sensitive enabling development as a pragmatic means of securing their 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.
- 6.11.3** 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.
- 6.11.4** 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.
- 6.11.5** 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 Tai/and/Church Farm Site



**Figure 22** Aerial view of Old Tai/and/Church Farm development site



**Figure 23** Old Tai/and/Church Farm 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 sites will only be permitted where there are very special circumstances which outweigh the harm to these Local Green Spaces.

#### 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 tranquility. 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.

**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 a key 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 it is not possible or feasible to retain trees or hedgerows with the following characteristics:
  - a. trees of high landscape, amenity, ecological or historical value, or
  - b. veteran trees, or
  - c. hedgerows of high landscape, amenity, ecological or historical value,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.
  
2. New development will be supported where it supports biodiversity, including the planting of appropriate native trees and hedges, unless it is demonstrated that this is not practicable.

#### 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.
- 6.14.3** New development is required to take account of the Gloucestershire Local Nature Recovery Strategy and in particular recommendations and opportunities for protecting and enhancing local biodiversity. Further information on opportunities for biodiversity enhancement are described in the West of England Nature Recovery Plan: Western Forest, the Cotswold Water Park Nature Recovery Plan and the Cotswolds Nature Recovery Plan.

## 6.15 Local Flood Prevention

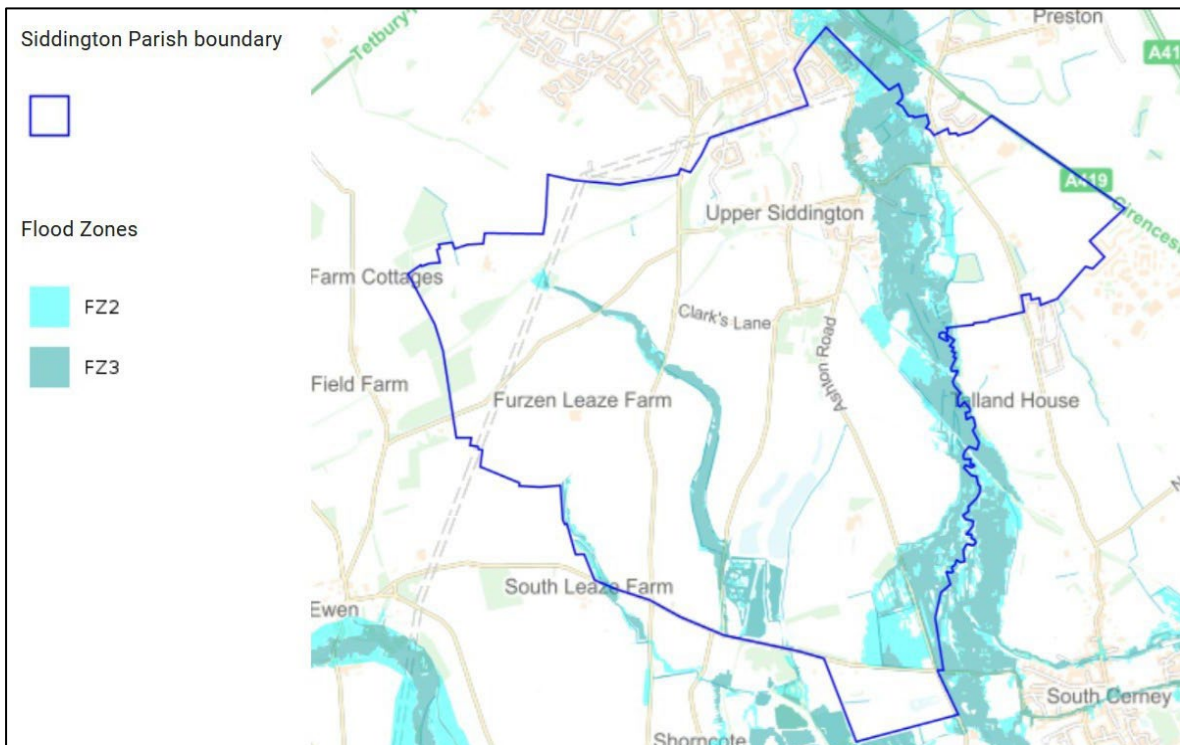
### Policy S9 - Flood Policy

1. 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) For brownfield sites, sustainable drainage design (SuDS) features that, for surface water flow rates, show a significant (currently 40%) betterment over current rate, or greenfield run-off rate. 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 flood zones 2 and 3 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** The village has been affected by flooding events in 2000, 2007, 2012, 2013-14, 2020, and 2025-26. In 2020 houses in the village were flooded and roads closed. These flood events are invariably made worse by accompanying sewage overflows following groundwater infiltrating sewage pipes.
- 6.15.5** 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).
- 6.15.6** The accepted practice of permitting flood attenuation areas in Flood Zone 2 to contribute to flood risk mitigation is considered unworkable in Siddington based on local conditions and experience. The underlying reasons are: winter groundwater levels at the surface (see SFRA, October 2023, Section 4.3 Groundwater Flood Risk, p.35), local soils and subsoils derived from alluvial clays with low permeability (SFRA Section 2.1 Geology and Local Topography, p18) which contribute to historic groundwater flooding in Siddington (SFRA Section 4.91 pp60-61). In addition, flood events tend to be prolonged. For example, Siddington experienced at least 38 days of surface discharge from combined sewers into the floodplain in Winter 2025-26 primarily due to inundation from groundwater. Furthermore, all three of the developments in the Siddington area incorporating SuDS (Siddington Park Retirement Village, Spire View, Severells Field) have contributed significantly to increase in surface water flooding at those locations, again based on local experience. In view of these conditions and experience, we do not believe that SuDS in Flood Zone 2, (which are by definition adjacent to and only slightly elevated from Flood Zone 3) can contribute in a meaningful way to flood risk mitigation.

**6.15.7** 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.



**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 and Bridleways

- 1) Preserve existing foot and cycle routes and look for opportunities to secure new routes and access to enhance the network. Developments that would prejudice any of the existing or proposed routes should demonstrate how the route will be safeguarded or incorporated within the design.
- 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 Orchards Field to the Steadings;
  - d) proposed bridleway 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 bridleway.  
(Paragraphs 2a-d are aspirational and are dependent on third party land and funding.)

#### S10B – Public Transport

- 1) **Preserve and expand public transport services in Siddington.**

#### S10C – Sustainable Transport

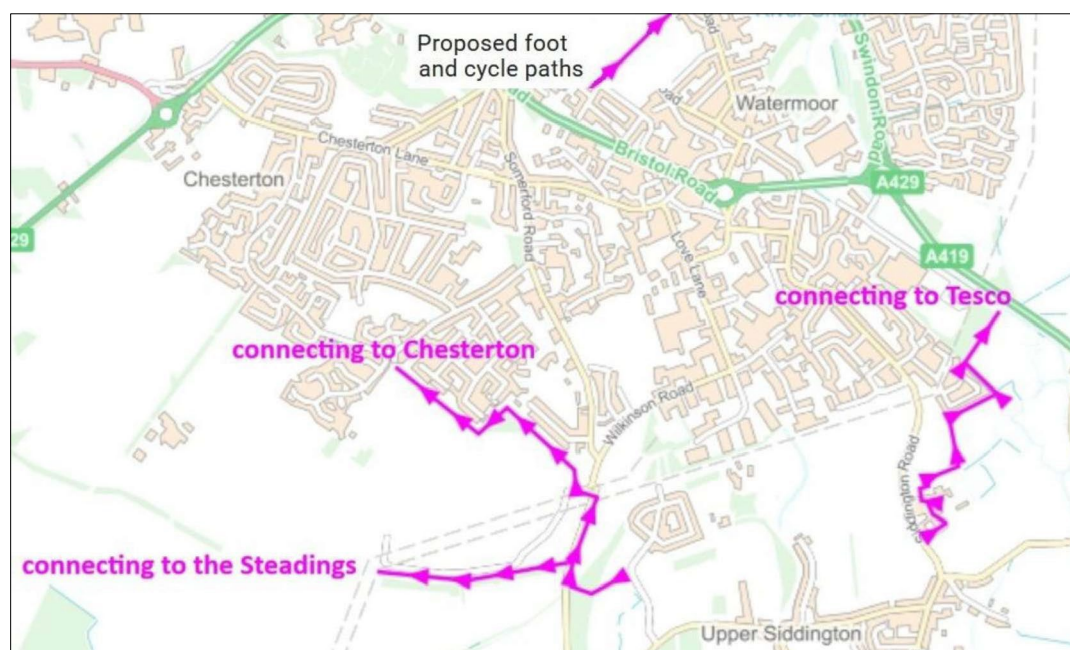
- 1) New development should protect, enhance, expand and positively utilise public routes (walking, cycling and public transport) in all new development. Where appropriate, the use of Neighbourhood Community Infrastructure Levy (CIL) and S106 funds will be used to enhance and expand these routes.
- 2) **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.**

## 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 Severells 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 17). 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 considered a priority. The route for an alternative path is subject to land ownership, engineering and environmental constraints.
- 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 to 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 Old Talland/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 Severells Field. This in turn connects to the centre of the village via School Lane or Pound Close (Figure 17, 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 onward to locations such as 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 Severells 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 Severells 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 (indicative only)*

**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 landownership 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 CoE 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 Local Infrastructure Improvements**

- 6.18.1** As noted in Section 1.3, 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. ASPIRATIONS**

- 7.1** Feedback from residents to the Regulation 14 consultation highlighted concerns with sewage spills from the main sewers linking Cirencester and Siddington to the Shorncliffe Wastewater Treatment Works which have persisted for a number of years. Parishioners have experienced regular discharges from the main sewer when there are high rainfall events, and these have become more frequent as a result of climate change. The residents most affected by sewage

discharges in their street and homes are those living in Cherry Tree Drive, but there are also much larger discharges occurring in the fields to the north of Church Farm and in the fields adjoining Ashton Road just south of Siddington.

**7.2** The situation at Shorncote WWTW is similarly serious. Despite large investment at Shorncote discharge events between 25 November 2025 and 13 April 2026 totalled 2885 hours. Monitoring data for 2024 shows that the works spilled for 4,459 hours, equivalent to over half the year.

**7.3** It is appreciated that NDPs are dependent on Local Planning Authorities for strategic policies on the provision of infrastructure, but it is the hope of local residents that the CDC Revised Local Plan will take account of the long running sewage capacity issues affecting Siddington and take no actions that will exacerbate the current unsatisfactory situation.

**7.4** During the drafting of the Plan, residents expressed their wishes for changes and improvements to be made in the parish which are outside the purview of planning. These have been recorded in Appendix B and will be addressed either through the Parish Council or in conjunction with others.

## **8. MONITORING AND REVIEW**

**8.1.1** The Plan covers the period 2026 to 2035. Given the emerging review of the Cotswold District Local Plan, it is anticipated that our Plan will be reviewed once the Revised Local Plan is adopted. CDC have published a timeline for the review with adoption of the Revised Local Plan in 2027.

**8.1.2** As a minimum the NDP will be reviewed every three years to understand how effective it has been in meeting objectives and whether any new issues have arisen.

**8.1.3** 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 by a review of the Cotswold District Council Local Plan. In these cases, the Parish Council will seek to modify the Plan.

**8.1.4** Updated information is shared on the Siddington PC website:

[Launch of the Neighbourhood Plan – Siddington PC](#)

## 9. APPENDICES

### 9.1 Appendix A - Glossary of Terms

Term	Description
<b>Active Travel Corridor (ATC)</b>	A route that can be a footpath/ cycle path or road that allows pedestrians and cyclists to move around.
<b>Adoption</b>	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.
<b>Appeal</b>	The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.
<b>Allocation</b>	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.
<b>Allocated Site</b>	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.
<b>Amenity</b>	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 tranquility.
<b>Basic Conditions</b>	Criteria that a Neighbourhood Plan must meet before it can come into force. These are: <ul style="list-style-type: none"> <li>• They must have appropriate regard to national policy,</li> <li>• They must contribute to the achievement of sustainable development,</li> <li>• They must be in general conformity with the strategic policies in the development plan for the local area,</li> <li>• They must be compatible with UK and EU obligations,</li> <li>• They must conform with the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.</li> </ul>
<b>Biodiversity</b>	The variety of different types of plant and animal life in a particular region.

Term	Description
<b>Cirencester Town Council Local Plan</b>	Following Regulation 14 consultation, Cirencester Town Council has prepared its Regulation 16 Neighbourhood Plan, which is undergoing consultation, independent examination, and referendum
<b>Community Engagement</b>	Involving the local community in the decisions that are made regarding their area.
<b>Community Facilities</b>	Buildings, services, and land uses intended to meet the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.
<b>Community infrastructure levy (CIL)</b>	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'.
<b>Conformity</b>	There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.
<b>Consultation</b>	A communication process with the local community that informs planning decision-making.
<b>Consultation Statement</b>	A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
<b>Development</b>	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."
<b>Development boundary</b>	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.
<b>Development Plan</b>	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).
<b>Employment Land</b>	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.
<b>Evidence base</b>	The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.
<b>Examination</b>	For neighbourhood planning, an independent assessment carried out by an examiner to determine whether a Neighbourhood Plan meets the Basic Conditions.

Term	Description
<b>Footpath</b>	A pedestrian right of way away from the highway.
<b>Footway</b>	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.
<b>Green Infrastructure (GI)</b>	Interconnected green space that can have a range of functions. Landscape, biodiversity, trees, allotments, parks, open spaces, and other natural assets.
<b>Green space</b>	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.
<b>Habitats Regulation Assessment</b>	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
<b>Infrastructure</b>	Basic services necessary for development to take place e.g. roads, electricity, water, education, and health facilities.
<b>Infill Development</b>	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.
<b>Listed Buildings</b>	Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.
<b>Localism</b>	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.
<b>Local Green Space</b>	This is a formal designation that may be made by Neighbourhood Plans, to provide protection for green spaces valued by the local community.
<b>Local Development Plan</b>	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
<b>Local Planning Authority</b>	Local government body is 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.
<b>Local Referendum</b>	A direct vote in which communities will be asked to either accept or reject a particular proposal.
<b>Local Wildlife Site</b>	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.
<b>Mixed Use</b>	The development of a single building or site with two or more complementary uses.
<b>National Planning Policy Framework (NPPF)</b>	Sets out the Government's planning policies for England and how these are expected to be applied.
<b>Neighbourhood Area</b>	The local area in which a Neighbourhood Plan or neighbourhood development order can be introduced. In this case the parish of Siddington.
<b>Neighbourhood Plan</b>	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.
<b>Neighbourhood Planning</b>	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.
<b>Steering Group</b>	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 to the Parish Council.
<b>Planning Conditions</b>	Planning conditions are provisions attached to the granting of planning permission.
<b>Planning Permission</b>	Formal approval granted by a council allowing a proposed development to proceed.
<b>Policy</b>	A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
<b>Public Open Space</b>	Open space to which the public has free access.
<b>Rural</b>	Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Term	Description
<b>Section 106</b>	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.
<b>Setting</b>	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.
<b>Site of Special Scientific Interest (SSSI)</b>	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.
<b>Stakeholders</b>	People who have an interest in an organisation or process including residents, business owners and government.
<b>Strategic Policy</b>	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.
<b>Sustainable Development</b>	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".
<b>Sustainable Urban Drainage Systems</b>	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.
<b>The Plan</b>	Siddington Parish Neighbourhood Plan
<b>Tree Preservation Order (TPOs)</b>	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.
<b>Windfall</b>	Sites which have not been identified as available in the Local Plan. These typically consist of small infill plots, vacant land between buildings, or previously developed (brownfield) land that have unexpectedly become available.

## 9.2 Appendix B - Parish Aspirations and Actions

**9.2.1** 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.

**9.2.2** 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.

**9.2.3** The Parish Council is always willing to consider new parish aspirations arising from all sources.

**9.2.4** 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.

### 9.2.5 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 the 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

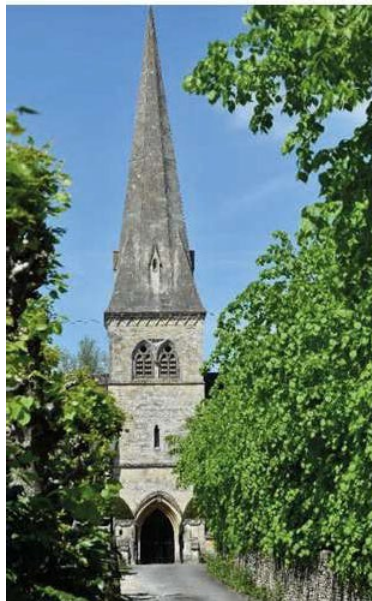
Ref	Summary of comments in Household survey results/wish list/concerns	Category	Status/comments
2.2	Playground	Social/ Sport/ Leisure	Additional and improved equipment
2.3	Playing Field	Social/ Sport/ Leisure	Clubhouse improvements underway. Trim Trail - installed December 2025
3.1	Reduce speeding	Traffic	20 mph speed limit in village. 30mph speed limit between Cirencester and Siddington Speed cameras installed in April 2026
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 Severell's 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/bridle 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

### 9.3 Appendix C – Locally Important Views

Photographs, Maps of Viewpoint and Assessment

- 9.3.1 **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 11<sup>th</sup> Century, grade II\* listed mediaeval tithe barn and a grade II listed farmhouse.



*Figure 30 St Peter's Church. View 1*



*Figure 31 St Peter's Church and tithe barn. View iA*

**9.3.2 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 28*



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

**9.3.3 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 looking south-west from Spire View towards Siddington. View 3B*

**9.3.4 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 37** Ashton Road from The Greyhound. View 4A



**Figure 38** Ashton Road through the village from the south. View 4A



**Figure 39** The Greyhound Public House. View 48



**Figure 40** View of horse paddocks looking east from Ashton Road towards the canal. View4C



**Figure 41** Glimpsed view of Siddington Hall from Ashton Road. View 40

**9.3.5 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

**9.3.6 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. View6C*



*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 Peter's Church (dating from 1150) with its exceptional spire, a local landmark. To the left of the church lies the Grade II* listed 13th Century Tithe 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, Tithe 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 urban 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

## Notes for Undertaking Views Assessment

### Column 1

We will give each viewpoint a reference once they are mapped.

### Column 2

State the location of the viewpoint. For the most part, viewpoints should be publicly accessible (e.g. roads, footpaths, bridleways or public open spaces), as these have more frequent usage than viewpoints on private land. We can rule out viewpoints on private land as a group if necessary.

### Column 3

The designation applying to land where the viewpoint is located e.g. Conservation Area, Local Nature Reserve and Significant Gap or if it lies within the landscape character area identified as principal timbered farmlands by the County Council Landscape Assessment.

### Column 4

Give the type of viewpoint – it may be more than 1:

- Historic / cultural
- Movement corridor (e.g. road, footpath, cycle trail)
- Recreational (nature reserve, allotment etc)

### Column 5

Estimate the number of viewpoint users (many / moderate / few) and state the type of users (e.g. vehicle, pedestrian, cyclist).

### Column 6

Give the direction of the view(s) from the viewpoint.

### Column 7

Give a description of each view, recording characteristics such as:

- whether the view is limited/ contained, panoramic, elevated, glimpsed, open or expansive;
- whether there are dominant elements in the foreground, middle distance or on the skyline;
- whether it is framed by built development, vegetation or landform;
- whether it is essentially rural or urban;
- whether it is likely to be significantly altered by seasonal change (i.e. views opening up as a result of trees losing leaves in winter);

### Column 8

State the key components of each view, including:

- features that positively contribute to the importance, distinctiveness and attractiveness of a view (e.g. Malvern Hills along the skyline);
  - iconic features (e.g. Cathedral);
  - the degree of containment;
  - the rural /urban setting;
  - detractors in view (e.g. busy transport corridors, overhead powerlines, largescale / extensive development).
  - or a 'special viewpoint' is combined with an 'exceptional view', the group had to look at which
  - factors were predominant to determine which level to grade it at.
- 
- Any view identified as having an overall importance that is 'special' or 'exceptional' is proposed to be carried forward into the draft plan policy for protection.

## 9.4 Appendix D - Community Facilities

**9.4.1** 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*

## 9.5 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 on the map below.



*Figure 62 Locations of Listed Buildings*

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
	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	LimeC	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	LimeJ	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	LimeO	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.m girth	Entrance to Severell's Drive. Field edge
37	SU 02920 99938	Oak, probably pol larded	2.5m girth	School Lane. Hedgerow
38	SU 02925 99910	Ash, probably pol larded	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	''''

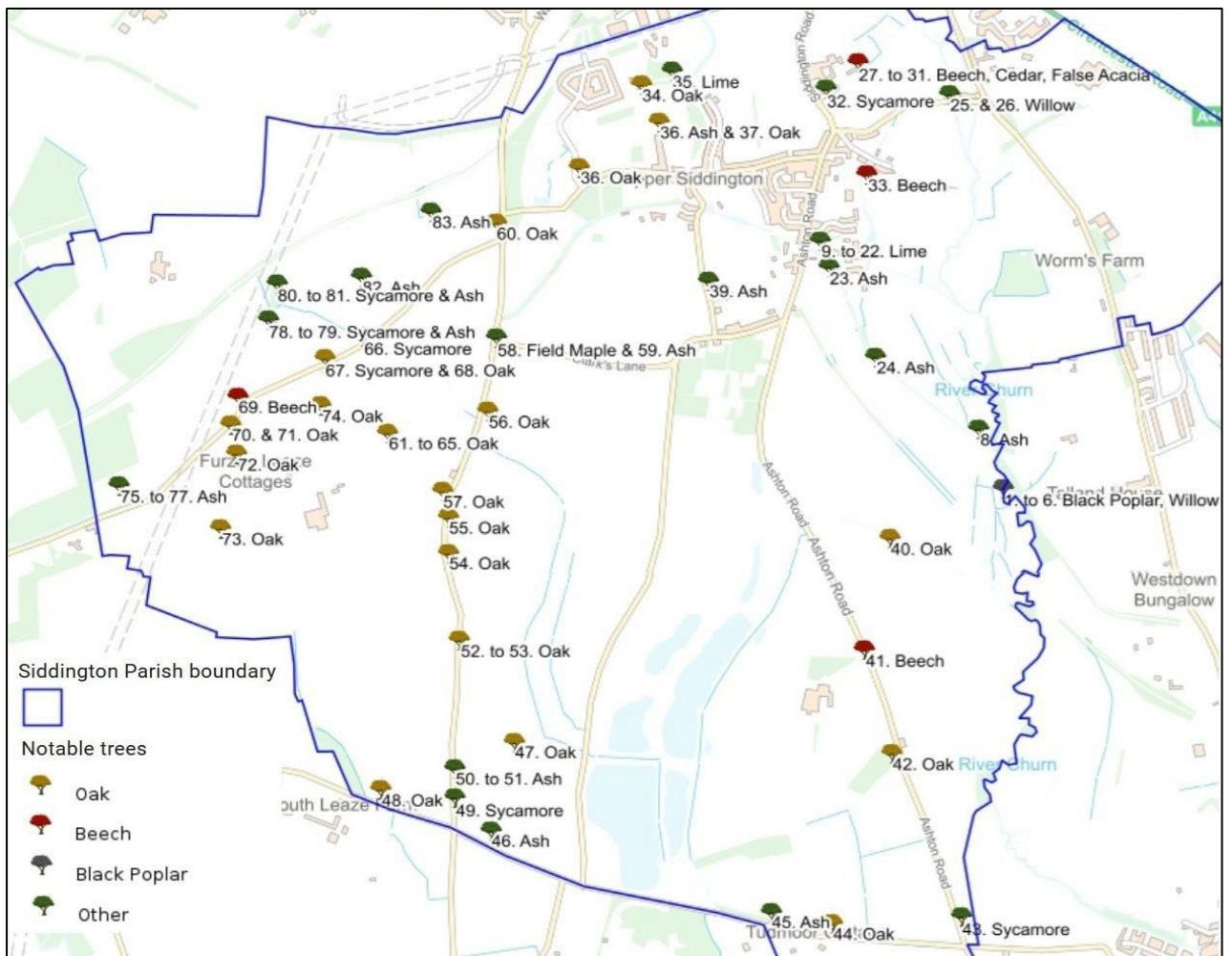


Figure 63 Locations of Notable Trees

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20. Gloucestershire Local Nature Recovery Strategy

[Gloucestershire Local Nature Recovery Strategy | Gloucestershire County Council](#)

21. Cotswolds Nature Recovery Plan

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22. West of England Nature Plan: Western Forest

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23. Cotswold Water Park Nature Recovery Plan

<https://www.cotswold.gov.uk/media/wwferfcb/cotswold-water-park-nature-recovery-plan.pdf>



