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Site Development Templates for Non-Strategic Site Allocations

1. The Site Development Templates for the non-strategic site allocations form an important part of the Local Plan. They provide a clear framework for shaping development on each site and play a key role in informing viability assumptions and indicative site value expectations. By establishing the principal requirements at an early stage, the templates offer transparency for applicants and help to ensure that proposals are grounded in realistic and policy-compliant assumptions.
2. The requirements set out in each brief are not exhaustive. They identify the core matters that must be addressed, but they do not replace the need to respond to the wider Local Plan, supplementary guidance, or any site-specific technical evidence. Additional considerations may emerge through detailed design, further assessment, or engagement with statutory bodies, stakeholders and the local community.
3. While the briefs establish a consistent design framework, there may be circumstances where well-justified alternative approaches can be supported. Any such alternative must clearly demonstrate that it delivers outcomes equal to or better than those envisaged in the brief, particularly in relation to settlement character, landscape sensitivity, environmental performance and overall placemaking quality. Proposals that depart from the brief must provide robust and proportionate evidence.
4. Although the Local Plan should be read as a whole, particular attention must be paid to the Cotswold Design Code. The Site Development Templates in this appendix do not duplicate or supersede the Design Code; they must be interpreted alongside it. Development proposals will be expected to demonstrate compliance with both the Design Code's district-wide requirements and the site-specific principles contained within each brief.

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NON-STRATEGIC SITE ALLOCATIONS IN THE CIRENCESTER AND VILLAGES AREA

Cirencester: Land adjacent to Donside, off Barn Way (ref: C71)



Site Area: 0.3 hectares

Proposed Uses: Residential (around 10 homes)

Development requirements:

Landscape Integration and Green Infrastructure

- i. A green infrastructure buffer must be provided along the southern and western boundaries of the site to ensure appropriate integration with the wider landscape and to create a sensitive transition between built development and the adjoining open countryside.
- ii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS), woodland tree planting to help minimise flood risk and areas of accessible natural greenspace.

Flood Risk

- iii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment and drainage strategy. The application must show how the Flood Risk Assessment has informed the site design and layout. It must also include measures to ensure that the access to Barn Way is achievable during a flood event.

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Design and Layout

- iv. Development must be designed to provide active and positive frontages onto Donside, contributing to local character and natural surveillance.

Access and Movement

- v. The existing Public Right of Way along Donside must be retained and enhanced as part of the development, ensuring continued accessibility and improved user experience.

Historic Environment

- vi. Any planning application for the site must be supported by a comprehensive archaeological evaluation to inform the design and layout of development.

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Cirencester: Land west of Gardner Way (ref: C81B)



Site Area: 1.1 hectares

Proposed Uses: Residential (around 31 homes)

Development requirements:

Landscape Integration and Green Infrastructure

- i. A central green infrastructure corridor must be established running north–south through the site, broadly aligned with the existing transmission towers, where built development will not be appropriate.
- ii. This corridor should provide landscape structure, multifunctional green space, and opportunities for biodiversity enhancement.
- iii. An appropriate green buffer must be provided adjacent to the balancing pond to the north-west of the site, ensuring its function, setting and ecological value are protected and enhanced where possible.

Access and Movement

- iv. The existing east–west footpath that connects residential areas on either side of the site must be retained and enhanced, with improvements to its setting, legibility and user experience.
- v. Direct pedestrian and cycle access must be provided onto London Road (A417) via the southern boundary.

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Design and Layout

- vi. Development must provide a positive and active frontage onto London Road, creating a high-quality gateway into the site that reflects the prevailing local street character.

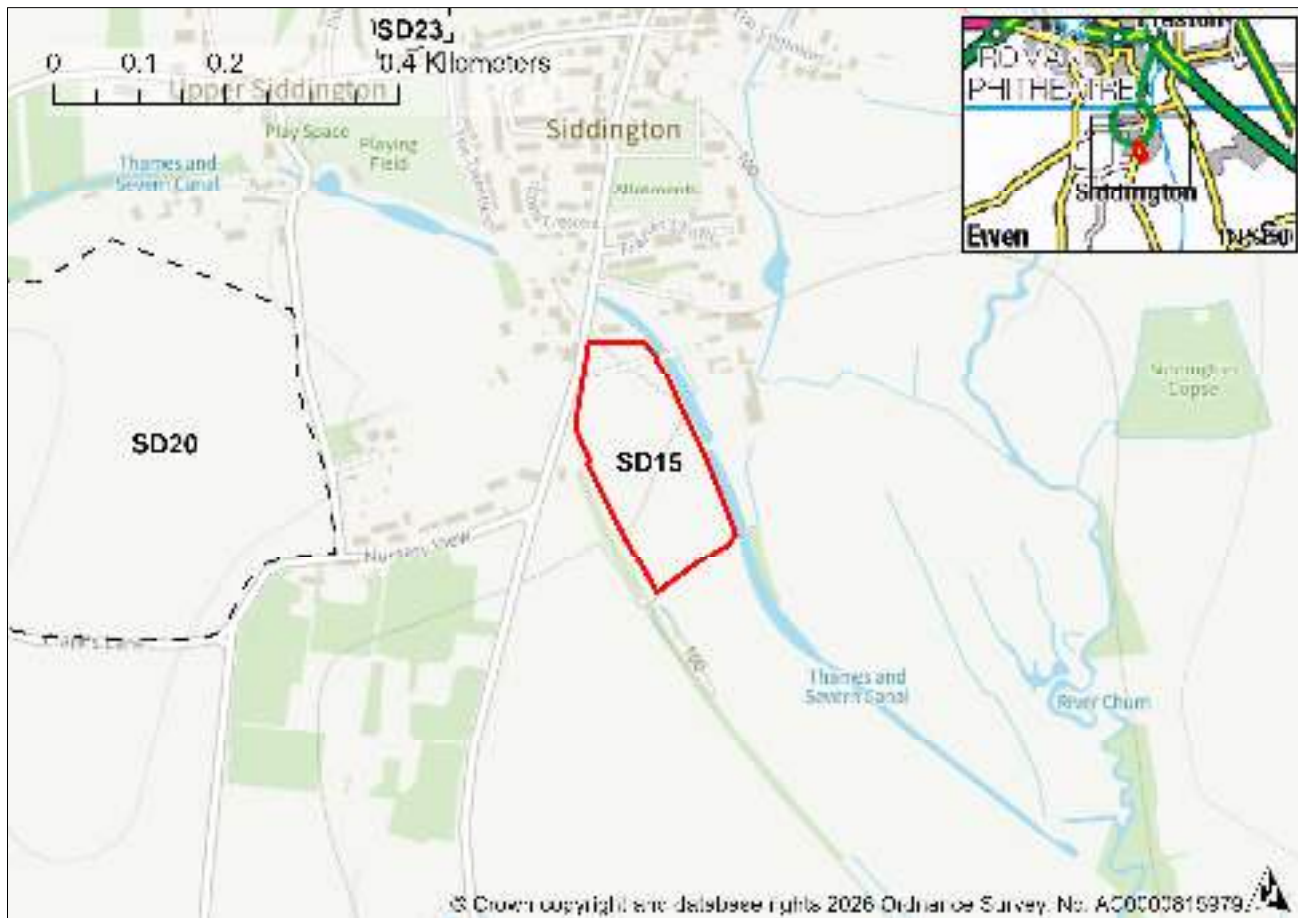
Land Contamination

- vii. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

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Siddington: Plummers Farm, east of Ashton Road (ref: SD15)



Site Area: 3.2 hectares

Proposed Uses: Residential (around 35 homes)

Development requirements:

Landscape Integration and Green Infrastructure

- i. Existing hedgerows within the site and along its boundaries must be retained, reinforced with new tree planting and integrated into the layout as key landscape features, contributing to local character and enhancing wildlife connectivity.
- ii. A robust green infrastructure buffer must be provided along the eastern boundary adjacent to the canal corridor to protect and enhance biodiversity, the footpath, and its setting and to reduce flood risk. This buffer must incorporate Sustainable Drainage Systems (SuDS), woodland tree planting and areas of accessible natural greenspace.
- iii. A further green infrastructure buffer must be established alongside the former railway line (priority habitat) to minimise impacts on biodiversity and provide opportunities for enhancement. This may include SuDS and accessible natural greenspace.
- iv. The hedgerow along the south-eastern boundary must be strengthened to improve habitat connectivity between the canal corridor and the former railway line.

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Biodiversity and Ecology

- v. Opportunities must be taken to enhance the ecological value of the adjacent canal corridor priority habitat (Local Site – Nature Conservation) as part of off-site biodiversity enhancements, including biodiversity net gain, unless it can be robustly demonstrated that this is not feasible.
- vi. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)
- vii. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Design and Layout

- viii. Development must retain sufficient land within the site to safeguard the potential future restoration of the canal.
- ix. A high-quality frontage onto Ashton Road must be provided, creating an appropriate gateway to Siddington that reflects the rural character of the surrounding landscape.

Access and Movement

- x. Vehicular access to the site must be carefully designed to minimise impacts on The Greyhound, a listed building.
- xi. Existing roadside trees and hedgerows must be retained and reinforced, with access arrangements making use of existing highway access points where possible. Visibility splays must be minimised, and any loss of trees or hedgerows must be mitigated through replacement planting along the frontage.

Water management

- xii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

- xiii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.
- xiv. Development proposals must conserve the significance and rural setting of The Greyhound listed building, including retaining a buffer of green space along the road.
- xv. The site design must reflect the significance of the old canal as a non-designated heritage asset.

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Siddington: Land east of Siddington Road and west of Bluebell Drive (ref: SD17)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 5 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

- i. A green infrastructure buffer (including woodland planting) must be provided along the southern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- ii. The buffer must incorporate biodiversity enhancements and appropriate screening or filtering of views from Siddington Church and other listed buildings. It may also include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.
- iii. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land).

Infrastructure and Constraints

- iv. Adequate stand-off distances and clearances must be maintained beneath overhead cables to meet maintenance, safety, and regulatory requirements, and these areas should be integrated positively within the layout.

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Biodiversity and Ecology

- v. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk

- vi. Built development must be restricted to areas of the site located outside Flood Zones 2 and 3.
- vii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

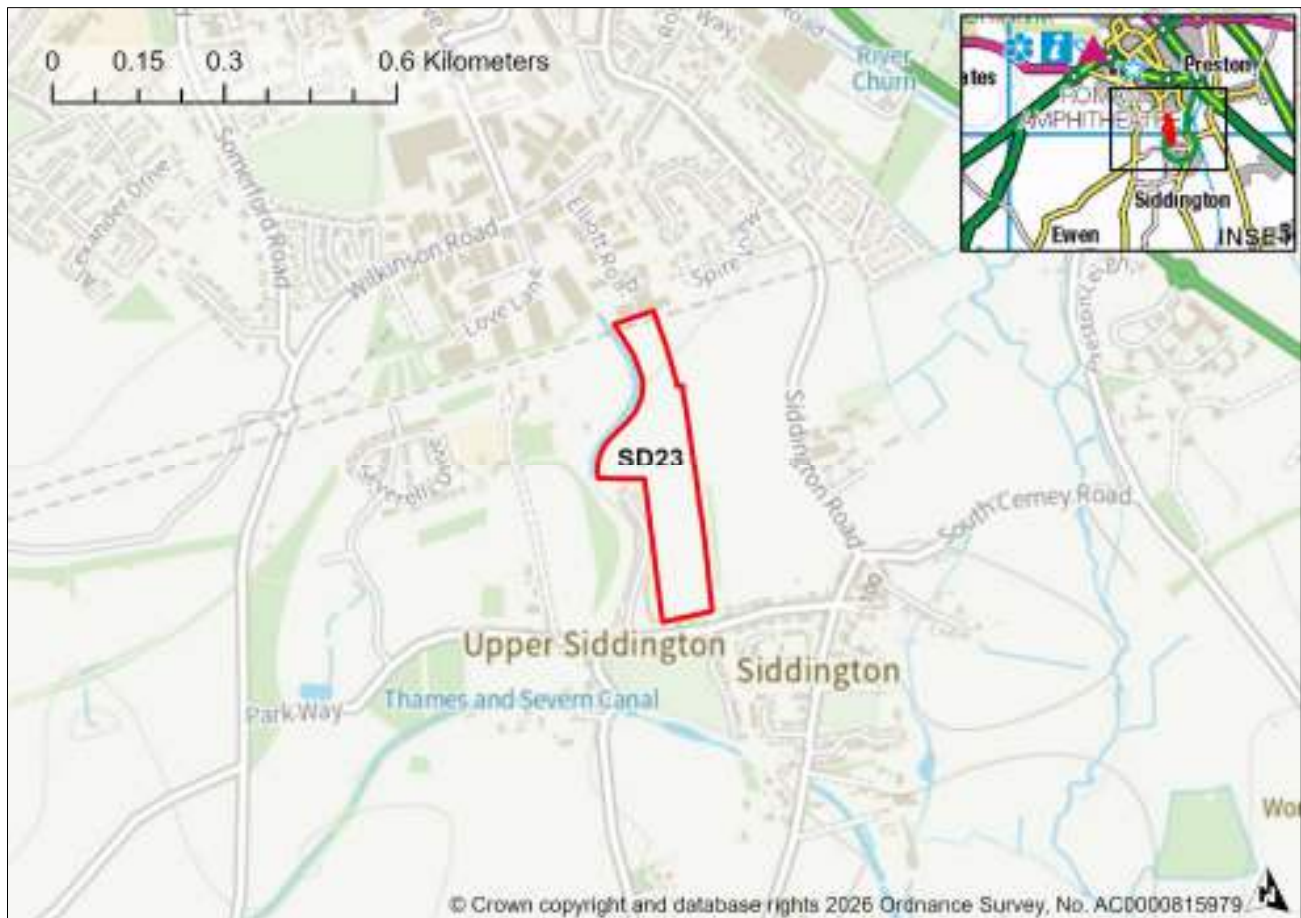
Historic Environment

- viii. Any planning application must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.
- ix. Development proposals must conserve and, where possible, enhance the setting and significance of Siddington Church (listed building) and the other nearby listed buildings.
- x. Development must be limited to the north and east of the site in order to limit the extension of the settlement edge and allow the continued rural feel of views towards the church along the roadside.
- xi. New development should comprise mainly detached or semi-detached buildings that mirror the character of the existing settlement, with building heights restricted to respect the low-level town skyline and help preserve views between the town and the surrounding landscape.
- xii. The use of local vernacular materials and building designs, including limiting building heights and using stone walls along plot boundaries, must be utilised to retain some of the rural character and integrate built development into the settlement edge.
- xiii. The rural character of the site must also be retained through the retention, maintenance and enhancement of the existing hedgerows and trees that form part of the boundaries of the site.

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Siddington: Land between disused canal and disused railway line, north of Park Way (ref: SD23)



Site Area: 5.7 hectares

Proposed Uses: Residential (around 22 homes)

Development Requirements:

Access and Movement

- i. Vehicular access to the site must be taken from Pound Close. (Vehicular access from Siddington Road will not be supported, to protect ecological connectivity along the former railway corridor and to preserve the rural character of Siddington Road and the setting of associated listed buildings.)
- ii. Public Rights of Way within the site, including Siddington Footpath 3, must be retained, enhanced and integrated into the development, with their rural character preserved and improved where possible.

Design and Layout

- iii. Built development (housing) must be restricted to the southern part of the site, located to the south of the east–west Public Right of Way (Siddington Footpath 3), with the northern areas forming part of the green infrastructure of the site.

Landscape Integration and Green Infrastructure

- iv. Wide and robust green infrastructure corridors must be established along the alignment

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of the disused canal and the former railway line. These corridors must safeguard sufficient land for the potential future restoration of the canal; provide substantial biodiversity enhancements; incorporate accessible natural greenspace, and retain and enhance the setting of Public Rights of Way. Sustainable Drainage Systems (SuDS) may be incorporated where appropriate.

- v. A green infrastructure buffer must be retained along the northern part of the site to prevent the coalescence of settlements and to accommodate maintenance access and regulatory requirements associated with overhead cables.
- vi. Existing hedgerows and trees within the site must be retained and integrated into the layout as key landscape features, contributing to local character and enhancing ecological connectivity.
- vii. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

Flood Risk

- viii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Land Contamination

- ix. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Biodiversity and Ecology

- x. Opportunities must be taken to enhance the ecological value of the adjacent canal and railway corridors as part of off-site biodiversity enhancements, including biodiversity net gain, unless it can be robustly demonstrated that this is not feasible.
- xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Historic Environment

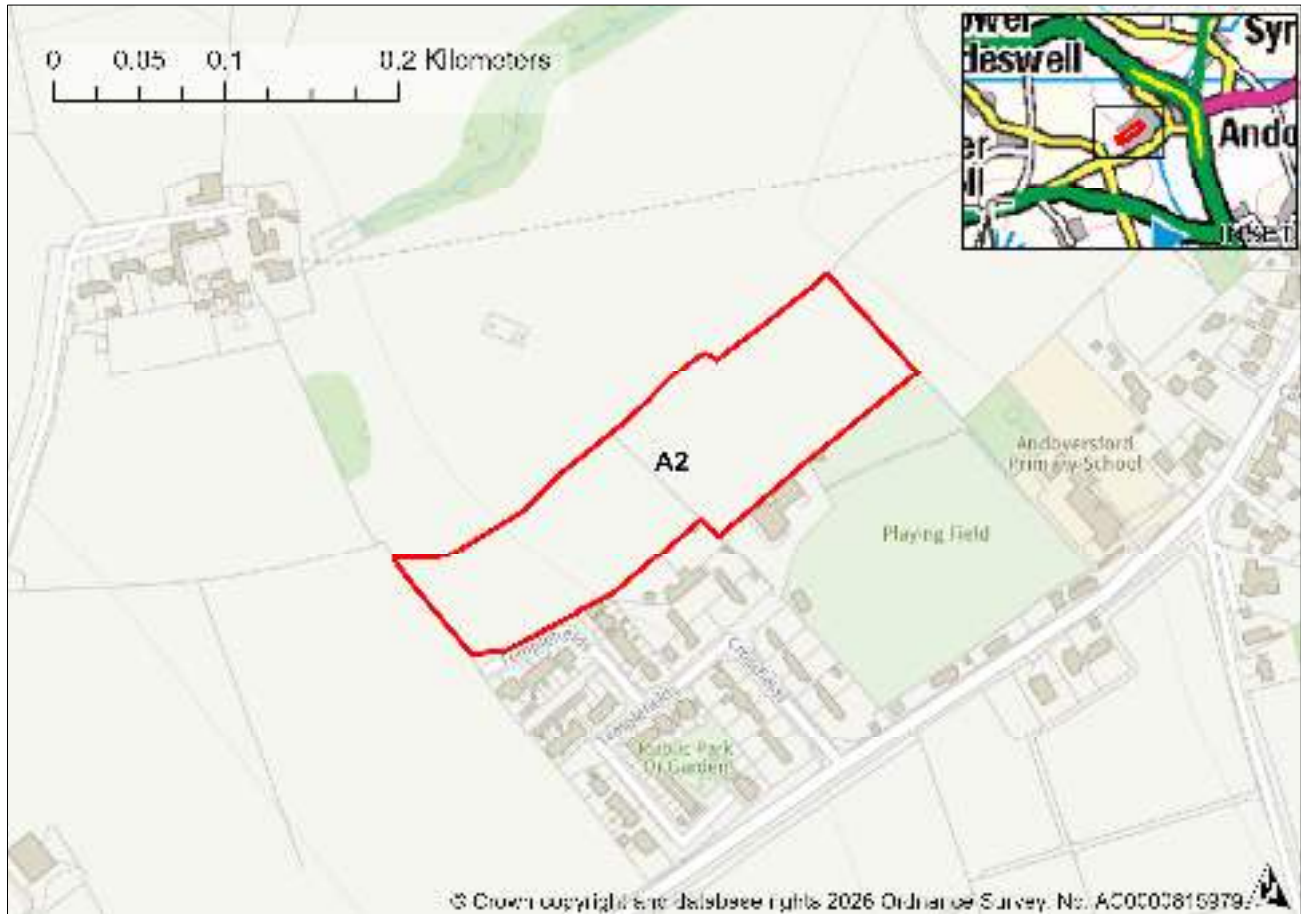
- xii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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NON-STRATEGIC SITE ALLOCATIONS IN THE SOUTH COTSWOLD AREA

Andoversford: Land north-west of Templefields (ref: A2)



Site Area: 2.3 hectares

Proposed Uses: Residential (around 52 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

- i. Robust green infrastructure buffers must be provided along the northern, western and eastern boundaries of the site to ensure a sensitive transition and integration between built development and the wider landscape and to protect the settings of nearby listed buildings.
- ii. The buffers must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Access and Movement

- iii. Improved off-road pedestrian and cycle connections must be provided between the site and key local destinations, including Andoversford village centre, the school, the community centre, and the wider Public Rights of Way network.

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- iv. Appropriate traffic management measures must be implemented within the existing Templefields estate to ensure highway safety and to mitigate the impacts of development traffic.
- v. Development must be designed to avoid rear boundaries backing onto Templefields Road where it adjoins the site. Instead, dwellings must provide a positive frontage to the road, contributing to natural surveillance and local character.

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Coln St Aldwyns, Hatherop and Quenington: Former Godwin Pumps factory Springfield Road, Quenington (ref: R591)



Site Area: 1.7 hectares

Proposed Uses: Residential (around 47 homes)

Development Requirements:

Access and Movement

- i. The site layout must provide a continuous pedestrian and cycle route through the site, linking Coneygar Road and Springfield Road. This connection must be safe, direct, and well-integrated into the wider active travel network.

Land Contamination

- ii. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Landscape Integration and Green Infrastructure

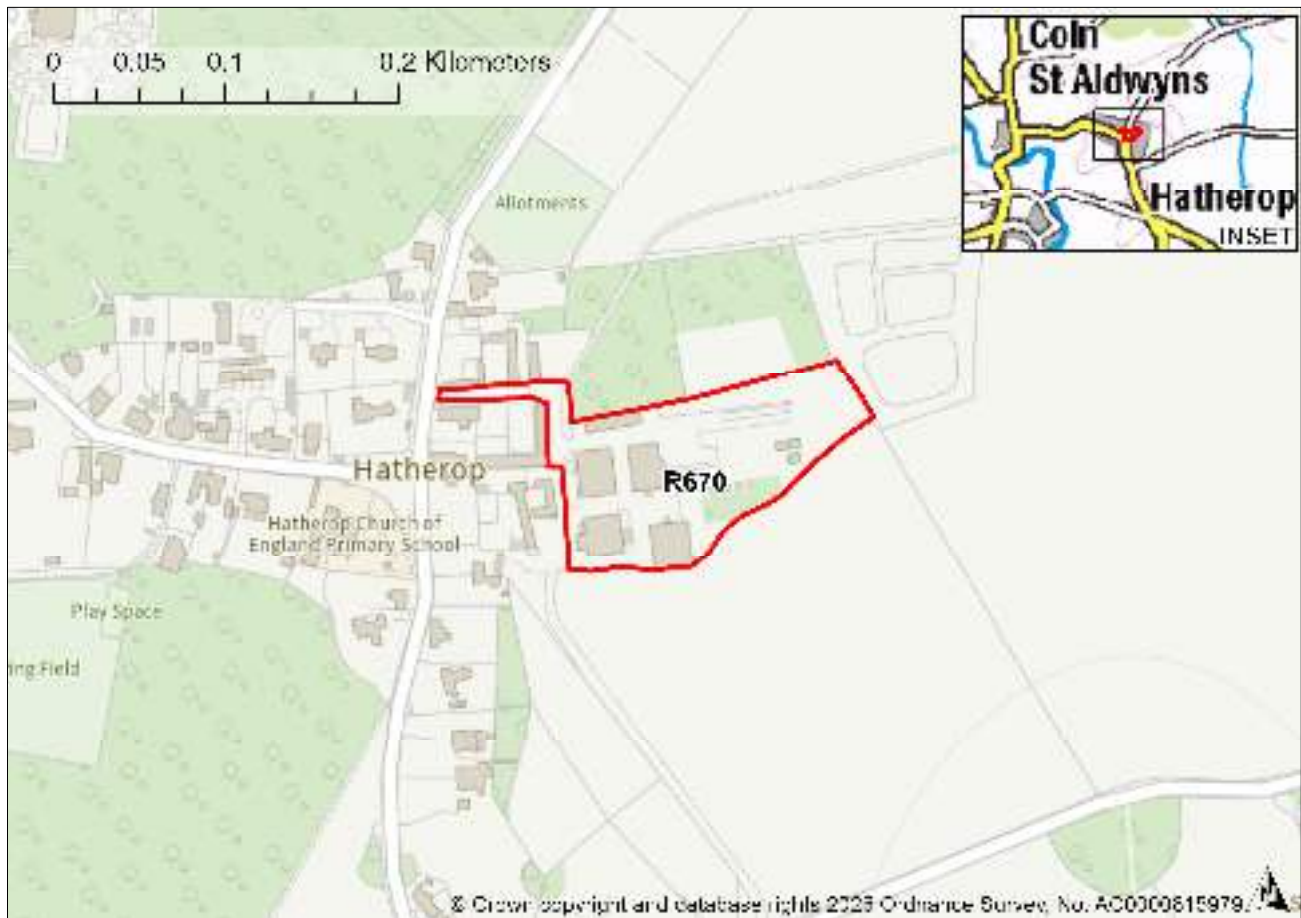
- iii. A green infrastructure buffer must be established along the southern and south-western parts of the site and the tree belt along the western boundary must be retained to provide landscape mitigation and a sensitive transition to adjoining areas.

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- iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Coln St Aldwyns, Hatherop and Quenington: Glebe Farm Yard, Hatherop (ref: R670)



Site Area: 1.4 hectares

Proposed Uses: Residential (around 12 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

- i. A robust green infrastructure buffer must be established along the northern boundary of the site to protect and enhance the adjacent priority habitat woodland.
- ii. Green infrastructure must also be delivered to the eastern and southern parts of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.
- iii. These areas must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Design and Layout

- iv. Built development must be restricted to the western part of the site, not extending east beyond the extent of the large modern agricultural buildings to minimise landscape and visual impacts.

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- v. The existing stone barns on the site must be retained and proposals should seek to secure their conversion to appropriate and viable uses, contributing positively to the character of the development.

Land Contamination

- vi. Historical uses may have subjected the land to contamination and, therefore, any planning application must be supported by a Preliminary Desk Study in accordance with the Land Contamination Risk Management Framework.

Access and Movement

- vii. Vehicular access to the site must be carefully designed to ensure that there are no adverse impacts on the adjacent listed buildings or the character and appearance of the Conservation Area.

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Fairford: Land south-east of Fairford (ref: F20A)



Site Area: 5.8 hectares

Proposed Uses: Residential (around 55 homes)

Development Requirements:

Access and Movement

- i. Vehicular access must be provided from Trubshaw Way.
- ii. Off-road pedestrian and cycle connections must be enhanced between the site, Fairford town centre, the rural areas of the Cotswold Water Park, and the wider Public Rights of Way network.
- iii. The footpath along the northern boundary of the site must be retained, enhanced, and integrated into the site's green infrastructure framework, with improvements to its setting and user experience. Its significance as a non-designated heritage asset (The Fieldway) must be enhanced and better revealed.

Landscape Integration and Green Infrastructure

- iv. A robust green infrastructure buffer must be provided along the southern and eastern boundaries of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside. A substantial area of greenspace must also be retained at the western end of the site to maintain the

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agricultural character of this area and preserve the setting of (and views into and out of) the Conservation Area and nearby listed buildings.

- v. The buffer must incorporate biodiversity enhancements, particularly reflecting and complementing habitats associated with the nearby Site of Special Scientific Interest, and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.
- vi. Opportunities must be taken to utilise land to the south of the site (within the adjoining field) to deliver additional green infrastructure and biodiversity enhancements, unless it can be robustly demonstrated that this is not feasible.

Biodiversity and Ecology

- vii. Development must enhance and create wildlife linkages and habitats within the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.
- viii. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats and to support habitats suitable for species for which the site has potential to be functionally-linked land.
- ix. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the adjacent Site of Special Scientific Interest (SSSI).
- x. Appropriate access management measures and enhancements must be delivered in relation to the adjacent SSSI to mitigate the effects of increased recreational pressure arising from the development.
- xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Historic Environment

- xii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.
- xiii. The site design must respect the setting of the adjacent Conservation Area to the north; the rural setting of Morgan Hall and other nearby listed buildings; and non-designated heritage assets such as the Fieldway and the cropmarks within the site.
- xiv. Building heights must be restricted to respect the low level town skyline and help preserve views between the town and the surrounding landscape.

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Fairford: Land west of Terminus Cottage and Station Cottage (ref: F39C / F52)



Site Area: 3.3 hectares

Proposed Uses: Residential (around 30 homes)

Development Requirements:

Access and Movement

- i. Vehicular access must be provided via Trubshaw Way.
- ii. Pedestrian and cycle connections must be delivered to link the site with the adjoining development to the west, ensuring good permeability and integration with the wider area.

Design and Layout

- iii. Built development must be restricted to the south-western field (F39C), to protect the setting of nearby non-designated heritage assets and the hedgerow between F39C and F52.
- iv. The existing hedgerow separating fields F39C and F52 must be retained and strengthened as a key landscape feature.
- v. Development must provide positive and active frontages onto Trubshaw Way and Morecombe Way, contributing to natural surveillance and a high-quality street environment.

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Landscape Integration and Green Infrastructure

- vi. Field F52 must be retained as green infrastructure, incorporating biodiversity enhancements, Sustainable Drainage Systems (SuDS), and areas of accessible natural greenspace.
- vii. A green infrastructure buffer must be provided along the eastern boundary of the site to deliver visual and noise screening from adjacent employment uses.

Biodiversity and Ecology

- viii. Development must enhance and create wildlife linkages and habitats within the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.
- ix. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats and to provide habitats suitable for species for which the site has potential to be functionally-linked land.
- x. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby Site of Special Scientific Interest (SSSI).
- xi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water management

- xii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

- xiii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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Fairford: Land at Totterdown Hill, Horcott (ref: F53A)



Site Area: 12.8 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Access and Movement

- xiv. Vehicular access to the site must be taken from the adjacent private road to the west. If it can be robustly demonstrated that this is not feasible, an alternative access may be provided from Horcott Road.
- xv. Existing roadside trees and hedgerows must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any loss of vegetation must be mitigated through replacement planting.
- xvi. Off-road pedestrian and cycle connections must be enhanced between the site, Fairford, the Cotswold Water Park, and the wider Public Rights of Way network.

Design and Layout

- xvii. Built development must be restricted to the northern two fields of the site to minimise landscape and visual impacts.
- xviii. Development must provide a positive and active frontage onto Horcott Road, creating a high-quality gateway that reflects the rural character of the area.

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Landscape Integration and Green Infrastructure

- xix. A robust green infrastructure framework must be established across the southern, western and eastern parts of the site to ensure integration with the wider landscape and to provide a sensitive transition to the open countryside.
- xx. This framework must incorporate biodiversity enhancements, particularly reflecting and complementing habitats associated with the nearby SSSI and to create habitats suitable for species for which the site has potential to be functionally-linked land.
- xxi. This framework must also incorporate public access, including footpath linkages to the surrounding countryside and areas of accessible natural greenspace. Sustainable Drainage Systems (SuDS) may be integrated within these green infrastructure areas where appropriate.,

Biodiversity and Ecology

- xxii. Development must enhance and create wildlife linkages and habitats across the site, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network. The green infrastructure on the site must include the provision of coastal and floodplain grazing marsh and woodland habitats, reflecting the proximity of priority habitats.
- xxiii. Appropriate access management measures and enhancements must be delivered in relation to the adjacent SSSI to mitigate the effects of increased recreational pressure.
- xxiv. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby SSSI.
- xxv. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Water management

- xxvi. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout, including utilisation of the south-western area at risk of surface water flooding as green openspace.

Historic Environment

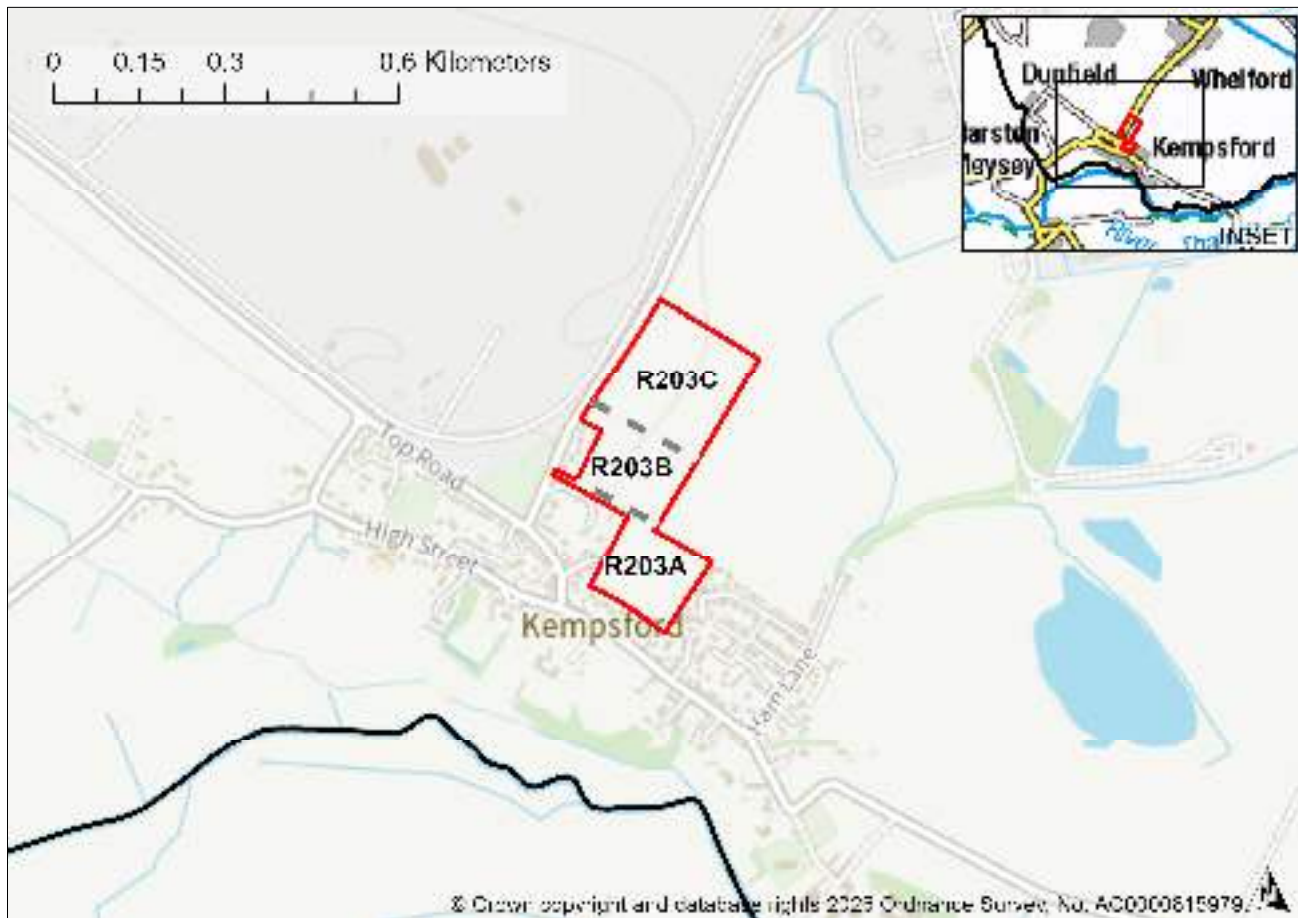
- xxvii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.
- xv. The site design must respect the wider rural setting of nearby listed buildings Bailiffs Cottage, Horcott House and Horcott Farmhouse.
- xvi. The layout must avoid or limit development in the north-eastern part of the site, retain and strengthen boundary planting along Horcott Road, preserve existing field boundaries

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where feasible, limit building heights, and use low-density development, appropriate materials and building designs that are in keeping with the local vernacular.

Kempston: Land to rear of the Knoll, Whelford Road (ref: R203A, R203B, R203C)



Site Area: 9.4 hectares

Proposed Uses: Residential (around 149 homes)

Development Requirements:

Design and Layout

- i. Development must provide a positive and active frontage onto Whelford Road, creating a high-quality entrance to the village that reflects the rural character of the area.
- ii. Built development must be excluded from the Inhabited Building Distance (IBD) within the north-western part of parcel R203C.

Landscape Integration and Green Infrastructure

- iii. A robust green infrastructure buffer must be provided along the northern and eastern boundaries of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- iv. This buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

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Biodiversity and Ecology

- v. Development must enhance and create wildlife linkages and habitats across the site as part of a comprehensive green infrastructure framework, including the retention and planting of species that support pollinators, recognising that the southern part of the site lies within a B-Line network.
- vi. Any habitat creation or enhancement measures must be carefully designed to ensure they do not increase the risk of bird strike, having regard to the proximity of RAF Fairford.

Amenity and Environmental Considerations

- vii. Noise mitigation measures must be incorporated into the design and layout of development, including building orientation and fabric, to address impacts arising from the proximity of RAF Fairford.

Community Infrastructure

- viii. Allotments must be provided as part of the development. These must be accessible to existing and future residents of the wider village and located in proximity to the village centre where feasible.
- ix. A convenience store must be delivered within the site, positioned to ensure safe and convenient pedestrian access from both the development and the wider village.

Historic Environment

- x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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Lechlade: Land south of Butler's Court (ref: L19)



Site Area: 1.0 hectares

Proposed Uses: Residential (around 15 homes)

Development Requirements:

Design and Layout

- i. Development must provide a positive and active frontage onto the A417 and the roundabout, creating a high-quality gateway to Lechlade that reflects the rural character of the surrounding landscape and that enhances the setting of the Conservation Area.
- ii. Built development must be restricted to the northern part of the site, located outside Flood Zones 2 and 3.
- iii. Development must not provide an overly suburban layout.

Landscape Integration and Green Infrastructure

- iv. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, ensuring a sensitive transition to the wider rural landscape and enhancing ecological connectivity.
- v. Habitat measures must be taken that support species for which this site may act as functionally linked land (unless evidence can be provided that the site is not functionally linked land.)

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Biodiversity and Ecology

- vi. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water Management

- vii. The existing ditch network within the site must be retained and enhanced as part of an integrated surface water management strategy.
- viii. These features must also contribute to biodiversity enhancement, including the provision of habitat suitable for wetland species such as water voles.
- ix. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

- x. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.
- xi. The design of the development must respect the setting of the Conservation Area and the listed buildings to the north.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Lechlade: Land south of Ferrers Park (ref: L33)



Site Area: 10.0 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Design and Layout

- i. Built development must be restricted to the west and north of the site, not extending beyond the eastern extent of the old station housing development, to protect the setting of the listed buildings and the Conservation Area and to respect the rural landscape to the east of the site.

Landscape Integration and Green Infrastructure

- ii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, ensuring a sensitive transition to the wider rural landscape and enhancing ecological connectivity.
- iii. A robust green infrastructure buffer and accessible greenspace must be provided on the east and south of the site and must incorporate appropriate SuDs flood management; biodiversity enhancements / connectivity (including the provision of habitats for species for which this site may be functionally linked land) and enhancements to the setting of the heritage assets

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Site Development Templates for Non-Strategic Site Allocations

- iv. Measures must be incorporated into both the construction process and the long-term design and management of the site to ensure the protection of the nearby Site of Special Scientific Interest (SSSI).

Biodiversity and Ecology

- v. Ecological surveys shall be undertaken to assess the site suitability as supporting habitat for birds from the Severn Estuary SPA/Ramsar. Where the site is found to be of moderate or high suitability, overwintering bird surveys shall be required to determine whether it is functionally linked to the SPA/Ramsar. Where a functional link is identified, appropriate mitigation measures, including the provision of compensatory habitat on- or off-site, shall be secured.

Flood Risk and Water Management

- vi. The flood management features must be incorporated within the green infrastructure of the site, where possible and must also contribute to biodiversity enhancement, including the provision of habitat suitable for wetland species.
- vii. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Historic Environment

- viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Poulton: Land north of London Road (ref: R607)



Site Area: 1.1 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Design and Layout

- i. Development must be arranged to form a strong and legible edge to the village, with dwellings facing onto London Road to create a high-quality frontage.
- ii. The layout must provide a clear and well-defined transition between the built form and the open countryside, acting as a recognisable end to the developed area of the village.

Landscape Integration and Green Infrastructure

- iii. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the adjoining open countryside.
- iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

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Site Development Templates for Non-Strategic Site Allocations

Flood Risk and Water Management

- v. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Access and Movement

- vi. Pedestrian connectivity between the site and Poulton village centre must be enhanced, providing safe, direct, and attractive routes.

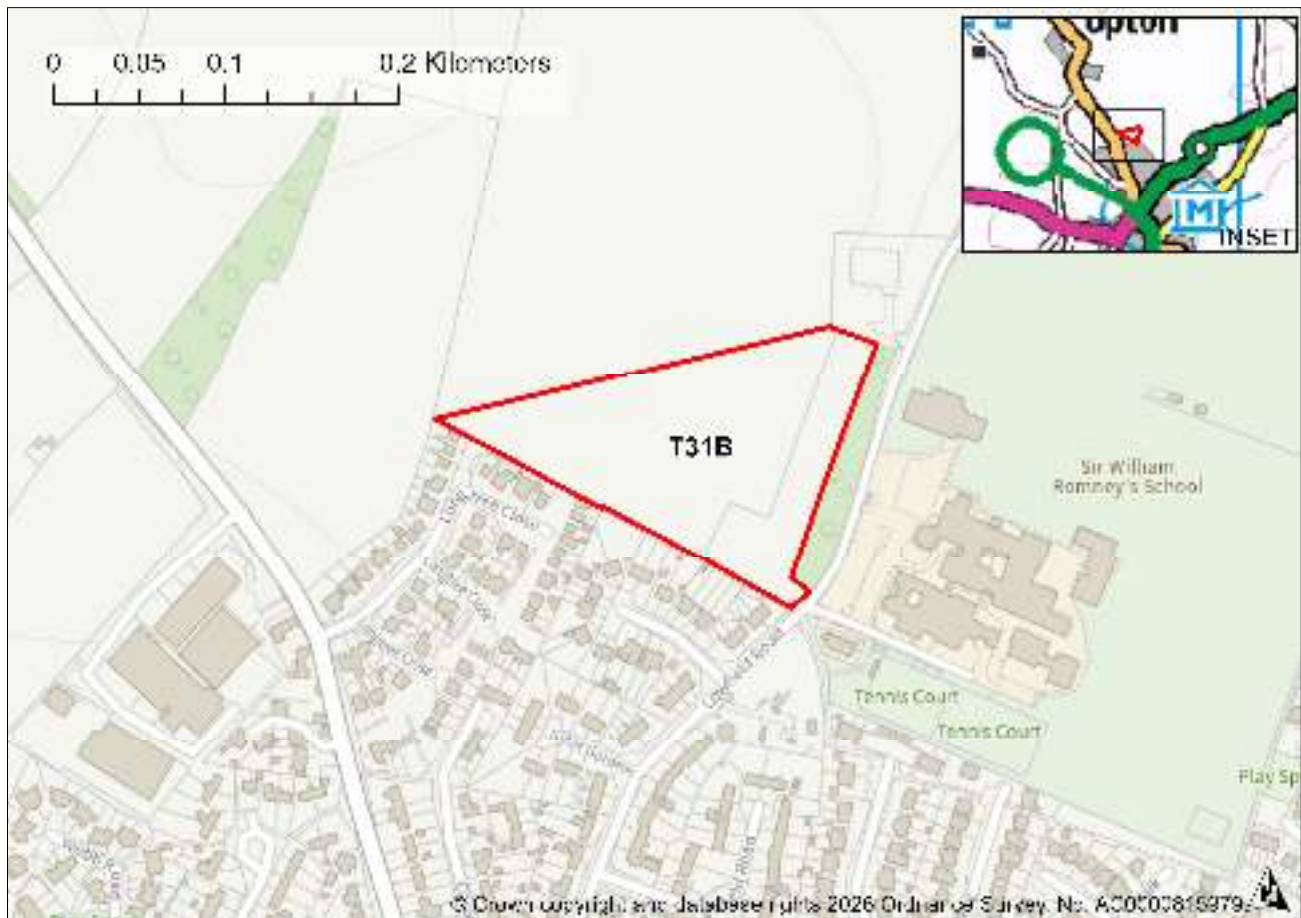
Historic Environment

- vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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Site Development Templates for Non-Strategic Site Allocations

Tetbury: Land adjacent to Blind Lane (ref: T31B)



Site Area: 2.0 hectares

Proposed Uses: Residential (around 44 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

- i. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.
- ii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.
- iii. Built development must be set back from the northern boundary to reinforce this landscaped edge.

Trees and Natural Features

- iv. An exclusion zone, free from built development, must be established along the eastern boundary to protect trees covered by Tree Preservation Order (Ref: 11/00022/MIX).
- v. The design and layout of development, including access arrangements, must ensure the long-term protection and retention of these trees.

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Site Development Templates for Non-Strategic Site Allocations

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Site Development Templates for Non-Strategic Site Allocations

Access and Movement

- vi. Vehicular access must be provided from Lowfield Road and must be designed to avoid adverse impacts on protected trees.

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Site Development Templates for Non-Strategic Site Allocations

Tetbury: Land north-west of Highfield Cottage (ref: T71A)



Site Area: 2.2 hectares

Proposed Uses: Residential (around 50 homes)

Development Requirements:

Design and Layout

- i. Boundary dry stone walls must be retained and, where necessary, repaired to preserve local character and distinctiveness.

Landscape Integration and Green Infrastructure

- ii. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside within the Cotswolds National Landscape.
- iii. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Biodiversity and Ecology

- iv. A green infrastructure buffer must be provided between built development and the adjacent ponds, which support newt habitat.

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Site Development Templates for Non-Strategic Site Allocations

- v. This buffer must be designed to protect the ecological value of the ponds and deliver habitat enhancements to support biodiversity.

Access and Movement

- vi. Connections must be made to the Public Rights of Way network to the east of the site, unless it can be robustly demonstrated that this is not feasible.

Historic Environment

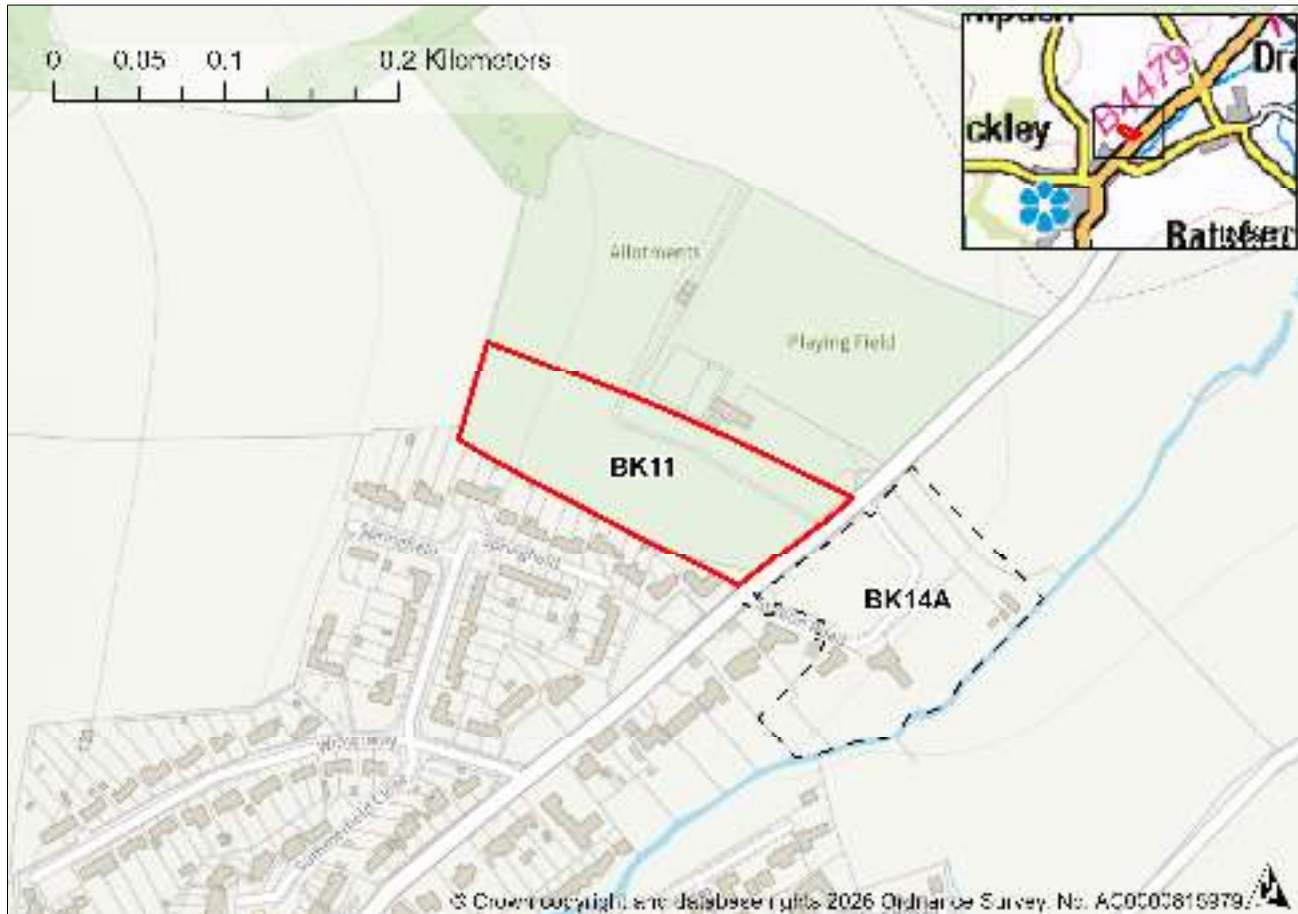
- vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.
- viii. Site design must respect the rural setting of Highfield Farm (listed building).

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Site Development Templates for Non-Strategic Site Allocations

NON-STRATEGIC SITE ALLOCATIONS IN THE NORTH COTSWOLD AREA

Blockley: Former allotments, Station Road (ref: BK11)



Site Area: 1.5 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Access and Movement

- i. Vehicular access arrangements for this site and the adjacent allocation (BK14A) must be coordinated to minimise impacts on the entrance to the village, unless it can be robustly demonstrated that this is not feasible.
- ii. Highway access to the adjoining allotments must be retained.
- iii. Off-road pedestrian and cycle connections must be enhanced between the site, the village centre, the playing fields and the wider Public Rights of Way network.
- iv. A direct pedestrian/cycleway link must be provided between the site and the adjacent playing field.

Design and Layout

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Site Development Templates for Non-Strategic Site Allocations

- v. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to the village that reflects the rural character of the area.
- vi. Built development must be restricted to the southern part of the site, ensuring that no development occurs on the skyline at the northern edge.
- vii. A buffer must be provided adjacent to the sports field, with no built development permitted to the north-east of the allotment access.

Landscape Integration and Green Infrastructure

- viii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide transitional edges to the wider rural landscape.
- ix. A robust green infrastructure buffer must be provided along the northern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- x. This buffer must incorporate biodiversity enhancements and ecological connectivity and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Water management

- xi. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout.

Biodiversity and Ecology

- xii. Development must enhance and create wildlife linkages and habitats across the site as part of a comprehensive green infrastructure framework, including the retention and planting of species that support pollinators, recognising the site's location within a B-Line network.

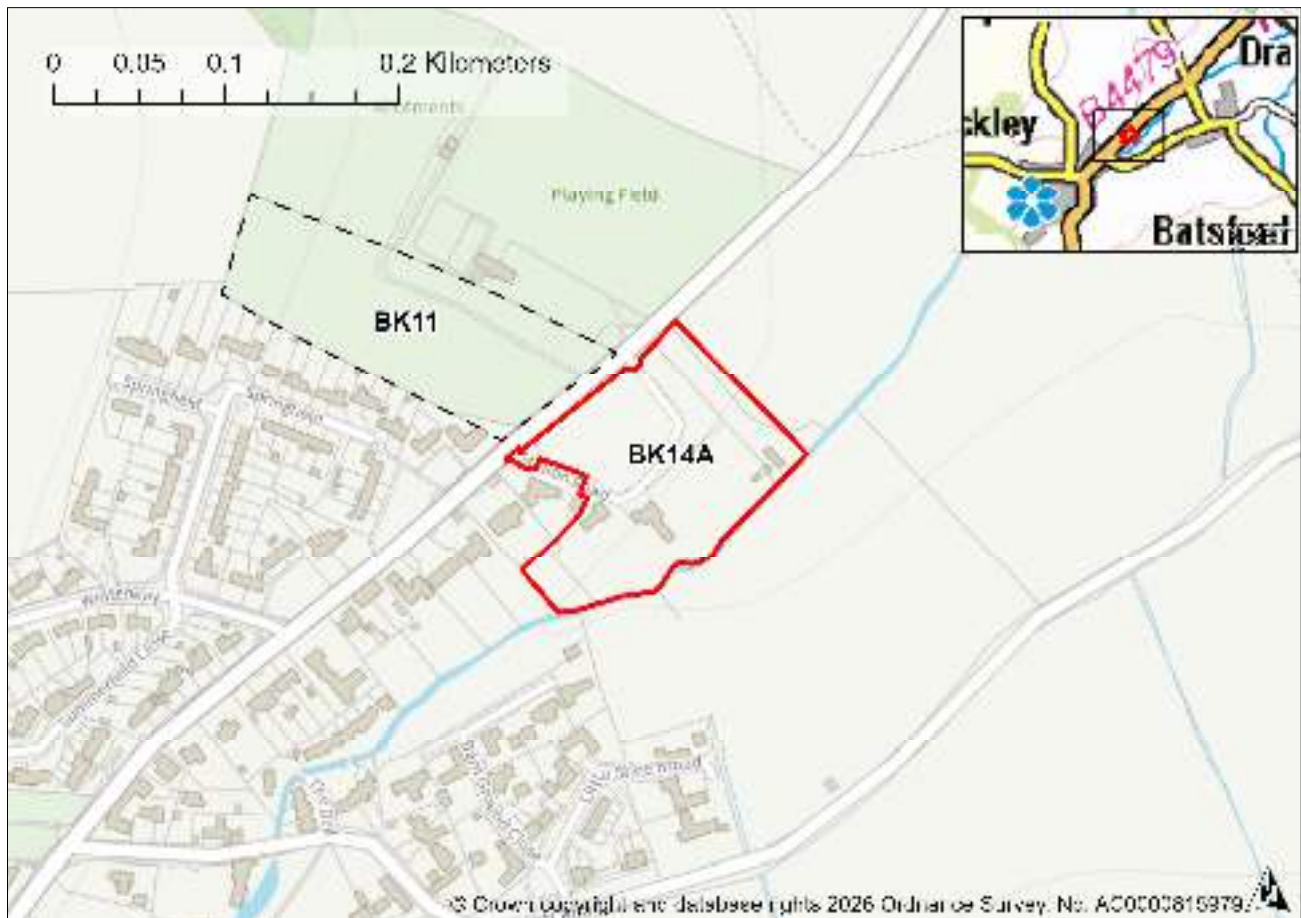
Historic Environment

- xiii. Any planning application for the site must be supported by a comprehensive archaeological assessment.

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Site Development Templates for Non-Strategic Site Allocations

Blockley: The Limes, Station Road (ref: BK14A)



Site Area: 1.5 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Design and Layout

- i. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to the village that reflects the rural character of the area.
- ii. Built development must be restricted to the north-western part of the site and located outside Flood Zones 2 and 3.

Landscape Integration and Green Infrastructure

- iii. A robust green infrastructure corridor must be established along the brook on the south-eastern boundary of the site to protect and enhance its ecological value and setting and to reduce flood risk. This should include some tree planting, to address flood risk.
- iv. This corridor must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.
- v. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape structure and a sensitive transition to the wider rural landscape.

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Site Development Templates for Non-Strategic Site Allocations

Access and Movement

- vi. Vehicular access arrangements for this site and the adjacent allocation (BK11) must be coordinated to minimise impacts on the entrance to the village, unless it can be robustly demonstrated that this is not feasible.
- vii. Off-road pedestrian and cycle connections must be enhanced between the site, the village centre, the playing fields and the wider Public Rights of Way network.
- viii. A safe highway crossing point must be provided to enable residents to access the footways on the opposite side of Station Road.
- ix. Roadside trees and hedgerows along Station Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any loss of vegetation must be mitigated through replacement planting.

Biodiversity and Ecology

- x. The brook corridor must be protected through the provision of an appropriate buffer and habitat enhancements, contributing to ecological connectivity within the area.

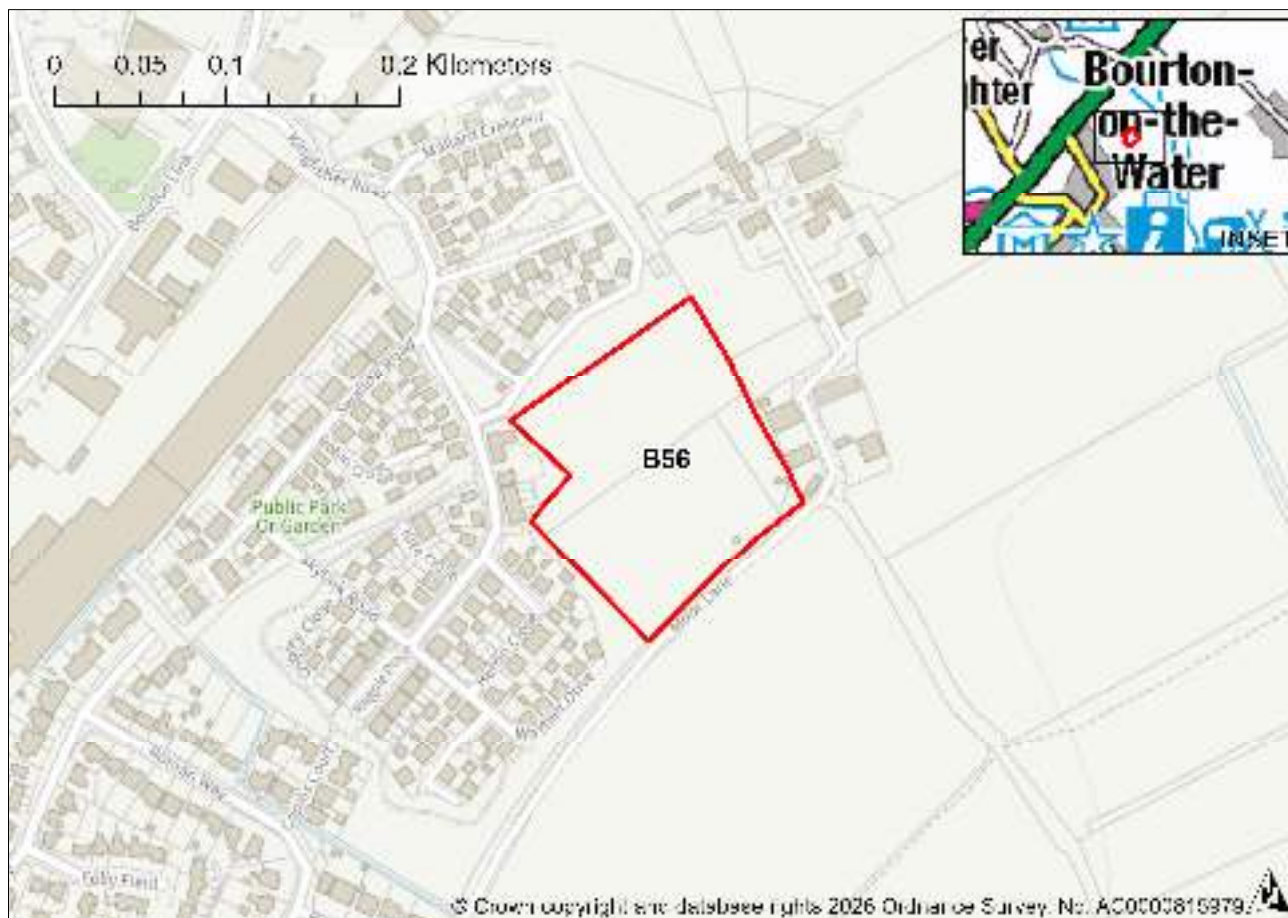
Historic Environment

- xi. The building known as The Limes must be retained and its setting conserved and enhanced as a non-designated heritage asset.
- xii. The building known as The Good Intent Mill must also be retained, with development designed to conserve and enhance its setting as a non-designated heritage asset.
- xiii. Any planning application for the site must be supported by a comprehensive archaeological assessment.

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Site Development Templates for Non-Strategic Site Allocations

Bourton-on-the-Water: Land off Mallard Crescent (ref: B56)



Site Area: 1.8 hectares

Proposed Uses: Residential (around 53 homes)

Development Requirements:

Access and Movement

- i. Vehicular access to the site must be taken from the existing access point in the north-west of the site.
- ii. Pedestrian connections must be provided to link the site with the Public Right of Way to the south-east, improving connectivity to the wider network.

Landscape Integration and Green Infrastructure

- iii. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide a strong landscape framework, linking to the green infrastructure on adjacent land and enhancing the setting of the east-west Public Right of Way.
- iv. Built development must be set back from the balancing pond to the north of the site, with this area incorporated into the green infrastructure network.

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Site Development Templates for Non-Strategic Site Allocations

Biodiversity and Ecology

- v. Public open space must be provided within the site, designed to deliver a circular walk for residents and dog walkers, helping to reduce recreational pressure on nearby sensitive sites.
- vi. Measures must be implemented to mitigate potential recreational impacts on Greystones Farm Nature Reserve, Salmonsbury Meadows Site of Special Scientific Interest (SSSI) and Salmonsbury Camp Scheduled Monument, including appropriate off-site contributions where necessary.
- vii. Development proposals must incorporate measures to manage surface water and reduce run-off and sedimentation into the River Eye, ensuring no adverse impacts on water quality or hydrology of nearby designated habitats.

Water Management

- viii. A comprehensive drainage strategy must be implemented, incorporating Sustainable Drainage Systems (SuDS) where appropriate, to reduce surface water run-off, prevent pollution, and protect the hydrological regime of nearby designated ecological sites.

Historic Environment

- ix. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment, with particular regard to the setting of Salmonsbury Camp Scheduled Monument.

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Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land south of Station Road and east of Chandlers (ref: CC10A)



Site Area: 0.7 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Design and Layout

- i. Development must provide a positive and active frontage onto Station Road, creating a high-quality entrance to Chipping Campden that reflects the rural character of the surrounding landscape.
- ii. Built development must be restricted to those parts of the site that lie within flood zone 1 (northern and eastern parts of the site).

Landscape Integration and Green Infrastructure

- iii. A robust green infrastructure buffer must be provided along the southern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

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Site Development Templates for Non-Strategic Site Allocations

- v. Opportunities must be taken to utilise land to the south of the site (within the adjoining field) to deliver additional green infrastructure and biodiversity enhancements unless it can be robustly demonstrated that this is not feasible.

Biodiversity and Ecology

- vi. Development proposals must seek to enhance riparian habitats associated with the nearby watercourse and to provide habitat suitable for great crested newts as part of the site's green infrastructure framework.

Access and Movement

- vii. Roadside trees and hedgerows along Station Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.
- viii. A safe highway crossing point must be provided to enable access to footways on the opposite side of Station Road.

Flood Risk

- ix. Any planning application for this site must be supported by a site-specific Flood Risk Assessment.

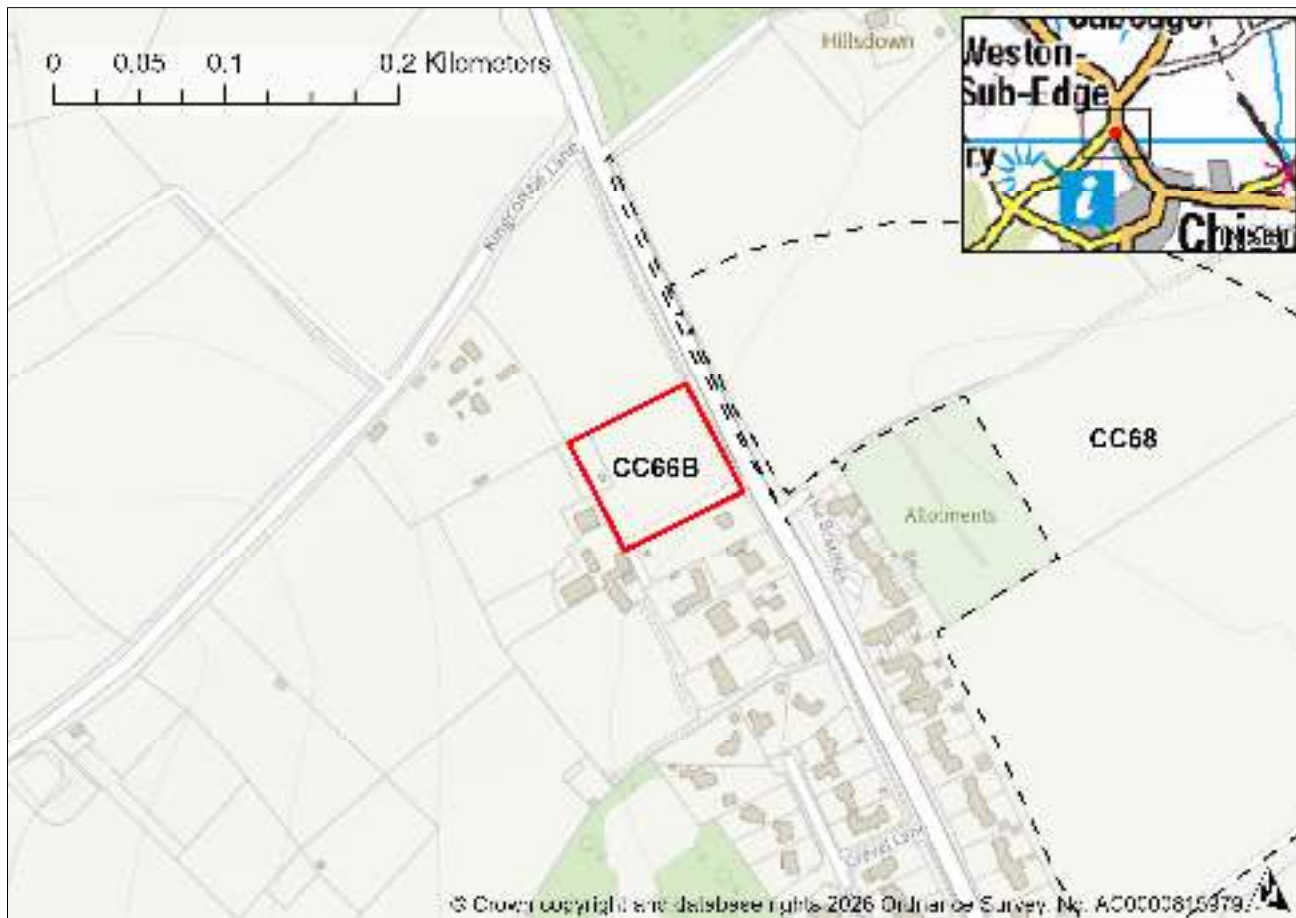
Historic Environment

- x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land north-west of Aston Road (ref: CC66B)



Site Area: 0.5 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Design and Layout

- i. The number, layout and form of development must respond sensitively to the prevailing building pattern, scale, and character of this part of Chipping Campden.
- ii. Development must provide a positive and active frontage onto Aston Road, creating a high-quality entrance that reflects the rural character of the surrounding landscape.

Landscape Integration and Green Infrastructure

- iii. A robust green infrastructure buffer must be provided along the north-western part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.
- v. Boundary hedgerows and trees must be retained, reinforced and integrated into the site layout to provide strong landscape structure and enhance ecological connectivity.

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Site Development Templates for Non-Strategic Site Allocations

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Site Development Templates for Non-Strategic Site Allocations

Access and Movement

- vi. Roadside trees and hedgerows along Aston Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

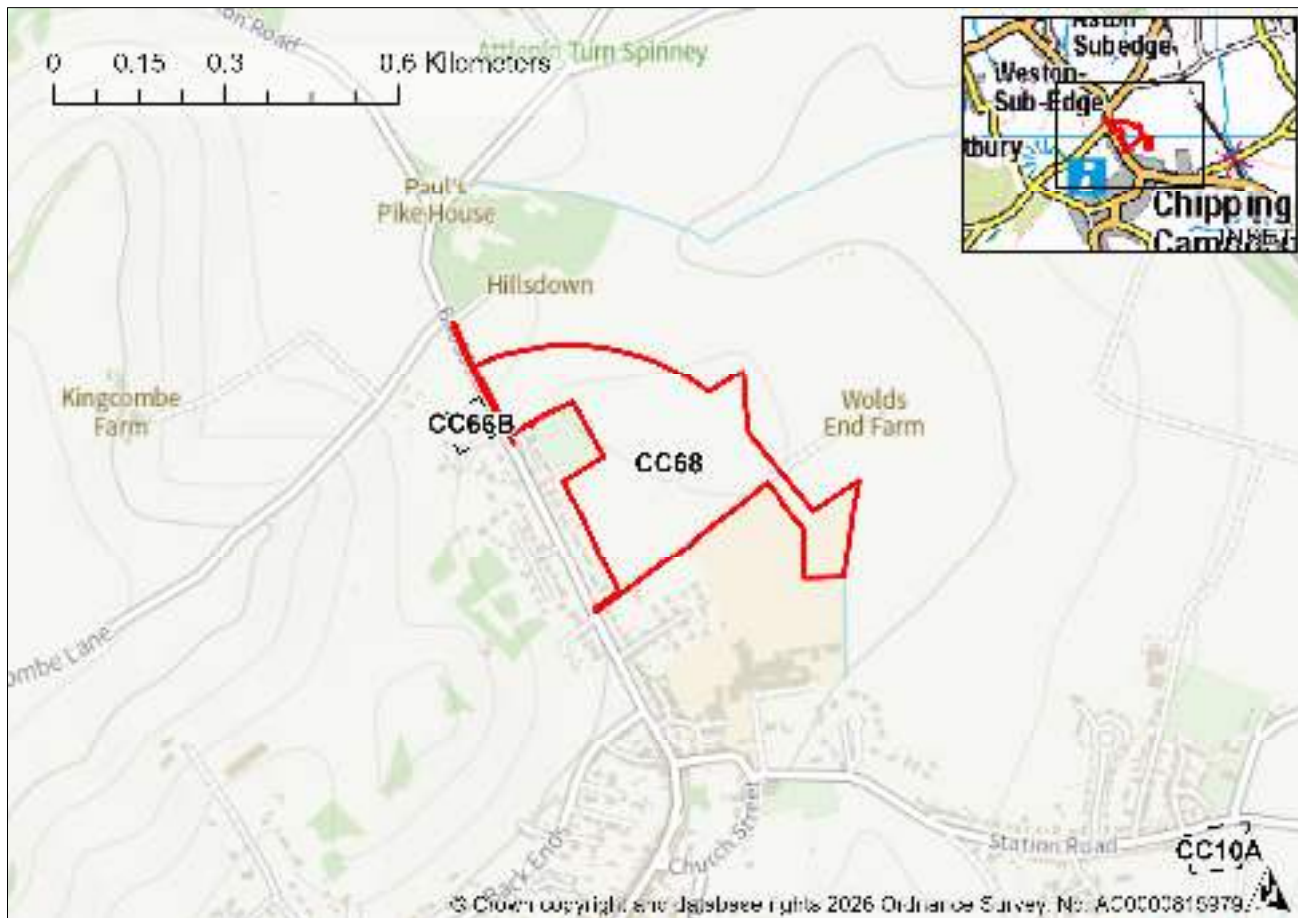
Historic Environment

- vii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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Site Development Templates for Non-Strategic Site Allocations

Chipping Campden: Land north-east of Aston Road (ref: CC68)



Site Area: 13.1 hectares

Proposed Uses: Residential (around 150 homes)

Development Requirements:

Design and Layout

- i. Development must provide a positive and active frontage onto Aston Road, creating a high-quality entrance to Chipping Campden that reflects the rural character of the surrounding landscape.
- ii. The layout must be structured around a primary route from Aston Road towards the school, forming a key movement spine and focal axis within the development.
- iii. Built development must be excluded from a buffer zone along the northern and north-eastern site boundaries, comprising a minimum of 20 metres from the north-eastern boundary and increasing to between 50 and 100 metres along the northern boundary, as defined on the Policies Map.
- iv. Important views towards the church must be retained and incorporated into the layout as key visual focal points.

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Site Development Templates for Non-Strategic Site Allocations

Landscape Integration and Green Infrastructure

- v. A robust green infrastructure buffer must be provided along the northern and north-eastern parts of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- vi. This buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.
- vii. Existing hedgerows within the site must be retained, reinforced and integrated into the layout as key landscape features contributing to ecological connectivity.
- viii. Opportunities must be taken to deliver scattered tree planting within the fields to the north of the development to soften the built edge and to provide habitat suitable for species such as skylarks, unless it can be robustly demonstrated that this is not feasible.

Access and Movement

- ix. Off-road pedestrian and cycle connections must be enhanced between the site, the town centre, the school, local facilities, and the wider Public Rights of Way network.
- x. Roadside trees and hedgerows along Aston Road must be retained and reinforced, with development making use of existing access points where possible. Visibility splays must be minimised, and any necessary removal must be mitigated through replacement planting.

Community Infrastructure

- xi. A GP surgery must be delivered within the site, located to ensure good pedestrian and cycle accessibility from the town centre and surrounding areas.
- xii. A play area must be provided at the eastern part of the site, with safe and convenient pedestrian and cycle access.
- xiii. A school car park must be provided at the eastern end of the site to enable the existing school car park to be released for public use (with parking fees set at a reasonable rate).

Delivery and Phasing

- xiv. Development proposals must include a delivery strategy and phasing plan demonstrating how key infrastructure and public benefits will be delivered alongside residential development.

Historic Environment

- xv. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land east of former Meon Hill Nurseries (ref: MK2B / MK2C)



Site Area: 5.2 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Design and Layout

- i. Built development must be restricted to the south-western part of the site, adjacent to and integrated with the existing built form at Nursery Close, as defined on the Policies Map.
- ii. The remainder of the site, including the central and north-eastern areas, must be retained and enhanced as green infrastructure, providing a landscaped transition to the open countryside and reinforcing the rural edge of the settlement.

Landscape Integration and Green Infrastructure

- iii. A comprehensive green infrastructure framework must be established to ensure integration with the wider landscape; provide a sensitive transition between built development and the open countryside; create a strong and legible entrance to the village from the Heart of England Way; incorporate biodiversity enhancements, including strengthened habitat connectivity to the wider countryside; include areas of accessible natural greenspace, and potentially incorporate Sustainable Drainage Systems (SuDS).

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Site Development Templates for Non-Strategic Site Allocations

Access and Movement

- iv. A pedestrian connection must be provided through the site linking to the adjacent allocation (MK11A) to the north-west and to the Heart of England Way, improving permeability and connectivity.

Landscape and Visual Impact

- v. Existing trees and hedgerows, including those protected by TPO 25/00005/GROUP, must be retained and integrated into the site layout.
- vi. Additional tree and hedgerow planting must be provided across the site to soften the built form and mitigate impacts on long-distance views from the Cotswolds National Landscape.
- vii. The green corridor associated with the Heart of England Way must be retained and strengthened as part of the site's green infrastructure framework.

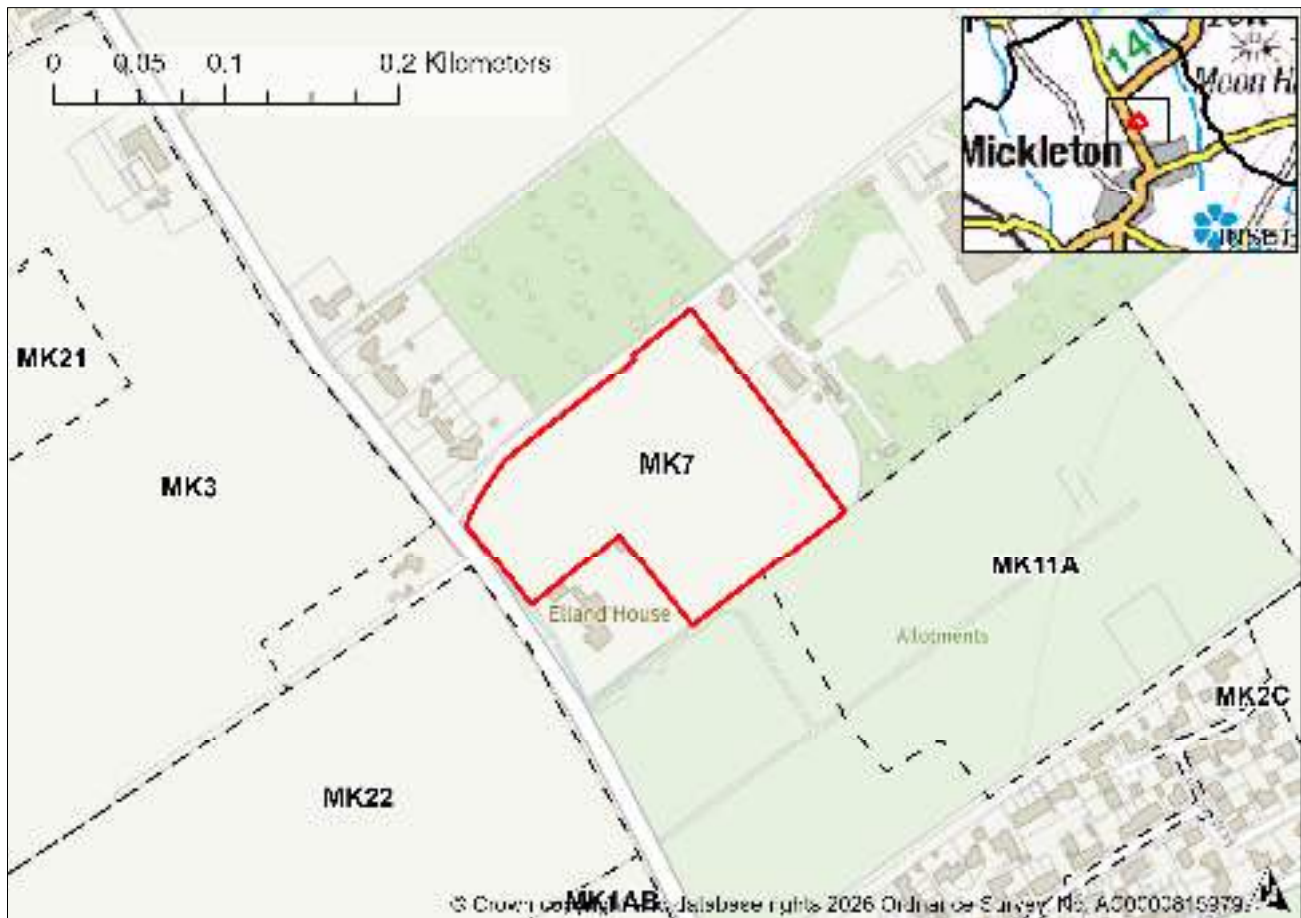
Historic Environment

- viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.
- ix. Existing boundary vegetation must be retained and enhanced to soften the development edge. The open, undeveloped, green space either side of the existing trackway must be preserved to allow appreciation of Meon's Hill from the public right of way.
- x. The development must be sensitively designed, respecting the local architectural vernacular and conforming to the Cotswold Design Code, to help integrate the development with the existing settlement.

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Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land between Summerville Ltd. and Stratford Road (ref: MK7)



Site Area: 2.1 hectares

Proposed Uses: Residential (around 33 homes)

Development Requirements:

Access and Movement

- i. A vehicular connection must be provided through the site to the adjacent allocation (MK11A) to the south-east. This connection must be secured without the use of ransom strips or other barriers to delivery.
- ii. A safe pedestrian crossing point must be delivered across Stratford Road to improve connectivity with existing footways and local facilities.

Landscape Integration and Green Infrastructure

- iii. A comprehensive landscaping strategy must be implemented across the site, incorporating new hedgerow and tree planting to reduce the visual impact of development and to assist in integrating the site into the wider landscape.
- iv. Planting must be designed to soften long-distance views from the Cotswolds National Landscape and contribute to ecological connectivity.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

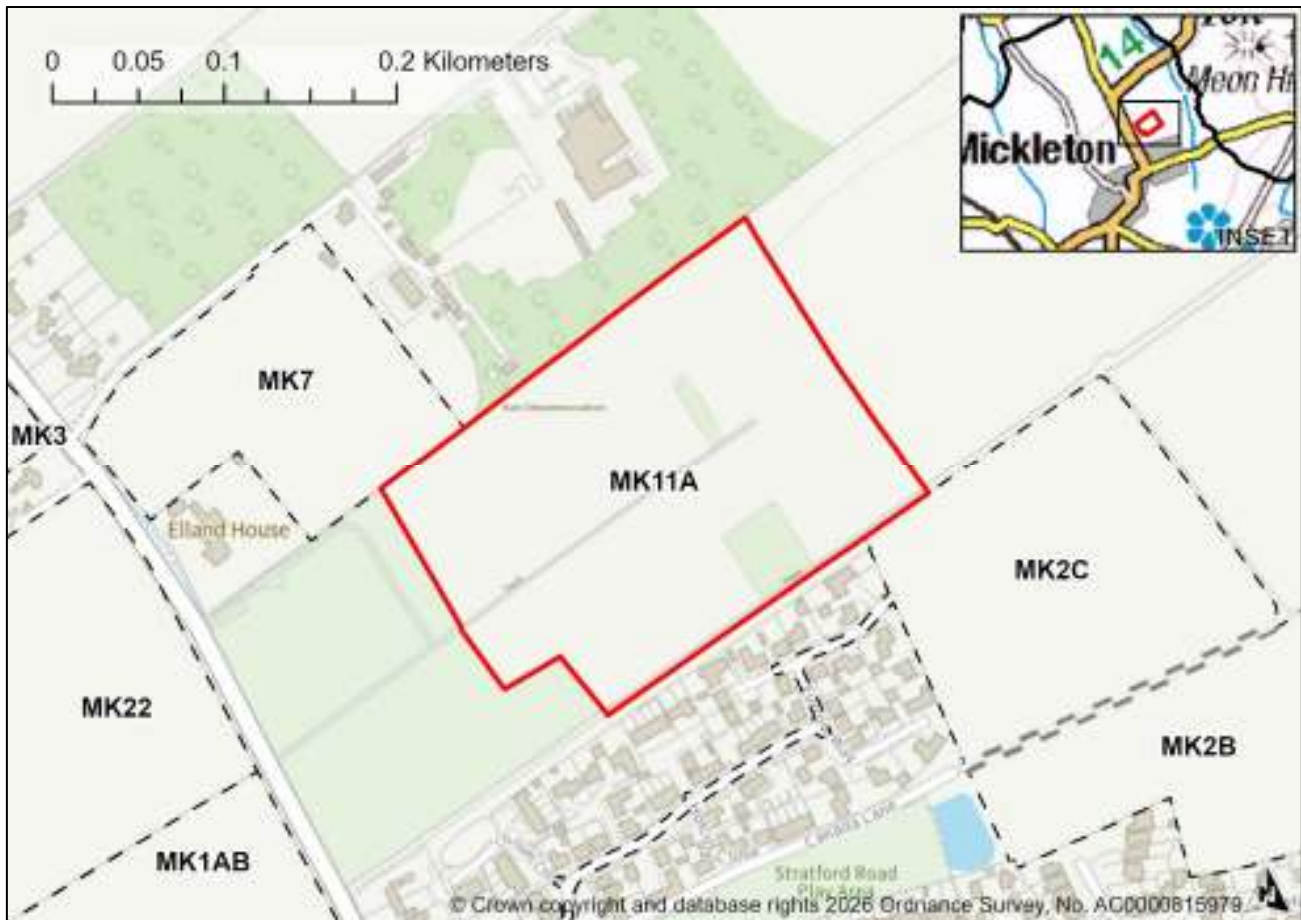
Historic Environment

- v. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

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Site Development Templates for Non-Strategic Site Allocations

Mickleton: Land east of Stratford Road (ref: MK11A)



Site Area: 4.8 hectares

Proposed Uses: Residential (around 76 homes)

Development Requirements:

Access and Movement

- i. Vehicular access to the site must be provided via the adjacent allocation (MK7) to the north-west.
- ii. Pedestrian connections must be secured through the adjoining site (MK2C) to the south-west, linking to the Heart of England Way and the wider Public Rights of Way network.

Landscape Integration and Green Infrastructure

- iii. A robust green infrastructure buffer must be provided along the north-eastern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- iv. The buffer must incorporate biodiversity enhancements and may include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.
- v. A comprehensive landscape strategy must be implemented across the site, incorporating new hedgerow and tree planting to soften built form and reduce visual impacts in views from the Cotswolds National Landscape.

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Site Development Templates for Non-Strategic Site Allocations

Design and Layout

- vi. The layout must respond to the landscape setting of the site, ensuring that built form is appropriately arranged to minimise visual impact and integrate with surrounding development.

Community Infrastructure

- vii. Existing allotments within the site must be retained and enhanced, ensuring their continued use and integration into the wider green infrastructure network.

Historic Environment

- viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Moreton-in-Marsh: Land west of Aldi (ref: M28B)



Site Area: 1.0 hectares

Proposed Uses: Residential (around 20 homes)

Development Requirements:

Access and Movement

- i. The existing vehicular access must be utilised to minimise landscape and environmental impacts arising from new infrastructure.

Landscape Integration and Green Infrastructure

- ii. A robust green infrastructure buffer must be provided along the western part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside.
- iii. This buffer must incorporate biodiversity enhancements; enhance the setting and user experience of the adjacent Public Right of Way and potentially include Sustainable Drainage Systems (SuDS) and areas of accessible natural greenspace.

Flood risk

- iv. Woodland planting along the northern part of the site would help alleviate flood risk.

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Site Development Templates for Non-Strategic Site Allocations

- v. No built development must take place within the floodplain of the unnamed watercourse along the northern boundary of the site and this area should be incorporated into the site green infrastructure.
- vi. All development must be directed to Flood Zone 1 outside of the climate change flood risk area.
- vii. Any planning application for the site must be supported by a site specific flood risk assessment and a drainage strategy.

Landscape and Ecology

- viii. Boundary hedgerows and trees, including those protected by TPO 12/00006/IND, must be retained, reinforced and integrated into the site layout to provide strong landscape structure, deliver a sensitive edge to the development, and enhance ecological connectivity.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Moreton-in-Marsh: Land south of North Cotswold Hospital (ref: M74A)



Site Area: 1.52 hectares

Proposed Uses: Residential (around 44 homes)

Development Requirements:

Design and Layout

- i. Development must create a well-designed extension to Moreton-in-Marsh that responds positively to the adjoining uses and that creates an appropriate transition between the built form of the town and the open countryside to the west.
- ii. Built development must be set back from, but still provide a positive frontage to the A429, contributing to a high-quality gateway to Moreton that reflects the rural character of the Cotswolds National Landscape and the setting of the town.
- iii. Development must be designed to maintain the amenity, operation and accessibility of North Cotswold Hospital and neighbouring uses.

Access and Movement

- iv. Attractive pedestrian and cycle connections must be provided between the development, the hospital, existing residential areas, the town centre and nearby services and facilities.
- v. Opportunities to improve connectivity to the wider Public Rights of Way network must be taken where feasible.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Landscape Integration and Green Infrastructure

- vi. Existing boundary hedgerows and trees, in particular along the northern boundary must be retained and incorporated within the site layout.
- vii. A robust green infrastructure buffer must be provided along the eastern part of the site to ensure integration with the wider landscape and to create a sensitive transition between built development and the open countryside, and to minimise impacts on the setting of the listed farmhouse to the south-west. This must include additional native tree and hedgerow planting, biodiversity enhancements and may include areas of accessible natural greenspace and Sustainable Drainage Systems (SuDS).
- viii. A comprehensive landscaping strategy must be implemented across the site, incorporating new hedgerow and tree planting to soften built form and reduce visual impacts in views from the Cotswolds National Landscape.

Drainage and Environmental Considerations

- ix. Development proposals must be supported by a site-specific flood risk assessment and drainage strategy demonstrating that surface water runoff can be effectively managed and that there will be no increased risk of flooding on or off site.

Historic Environment

- x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: Land adjacent Griffin Court / Playing Field (ref: S14B)



Site Area: 0.3 hectares

Proposed Uses: Residential (around 10 homes)

Development Requirements:

Access and Movement

- i. Development must provide appropriate access to King George's Field, including its playing fields and associated facilities, ensuring safe, convenient, and inclusive routes for users.

Design and Layout

- ii. The design and layout of the development must be compatible with the proposed development to the south.

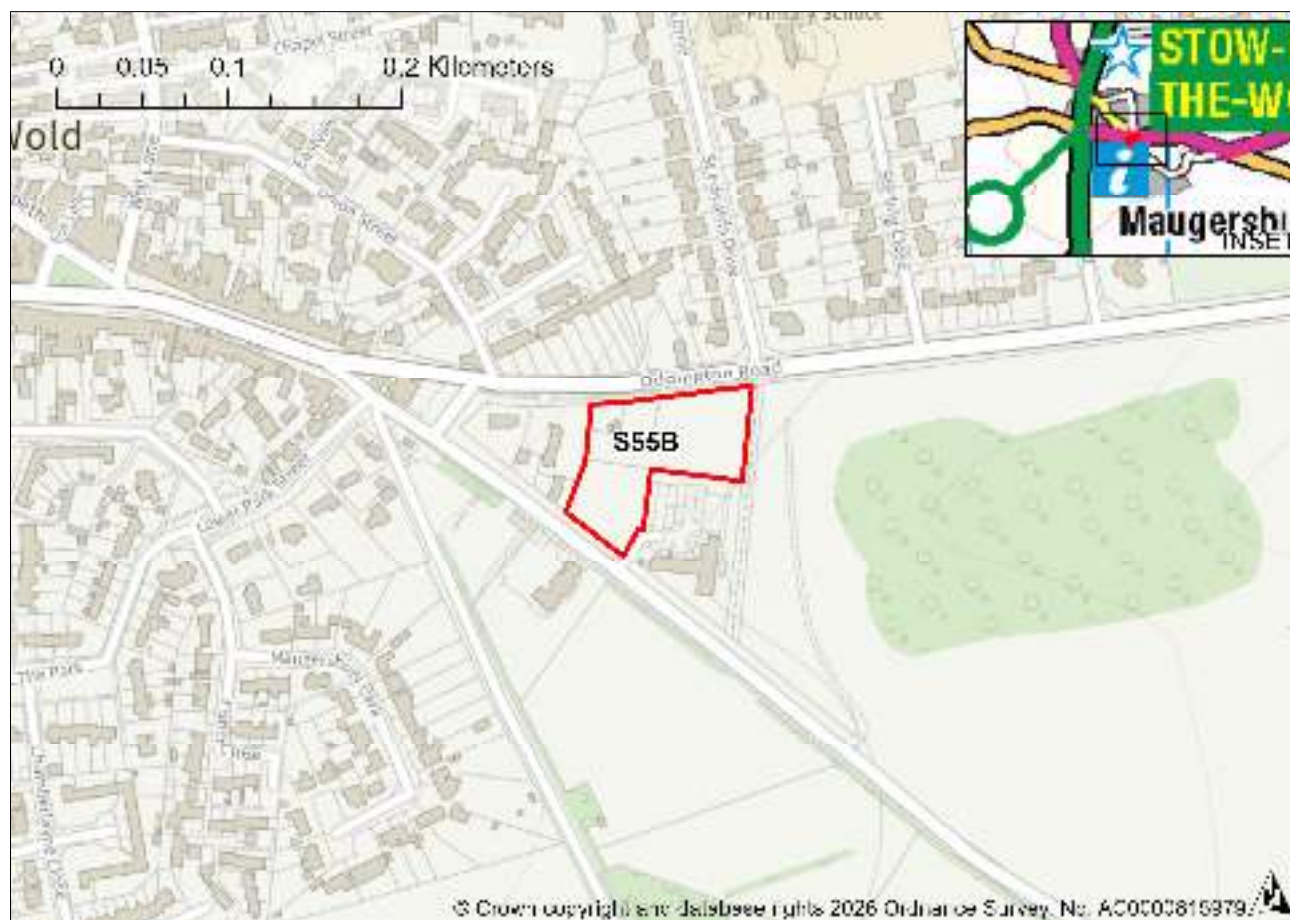
Historic Environment

- iii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: Land adjoining Tall Trees, Oddington Road (ref: S55B)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 8 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

- iv. A green infrastructure buffer must be retained along the eastern boundary of the site to safeguard an established bat flightline, protect the existing hedgerow, and enhance the adjacent Public Right of Way and its setting.
- v. This buffer must be managed and enhanced to support biodiversity and ecological connectivity.

Trees and Natural Features

- vi. An exclusion zone, free from built development, must be provided along the south-western boundary to protect trees covered by Tree Preservation Order (Ref: 06/00148/GROUP).
- vii. The design and layout of development must ensure the long-term protection and retention of these trees.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Design and Local Character

- viii. Boundary drystone walls must be retained and, where necessary, repaired to preserve local character and distinctiveness.

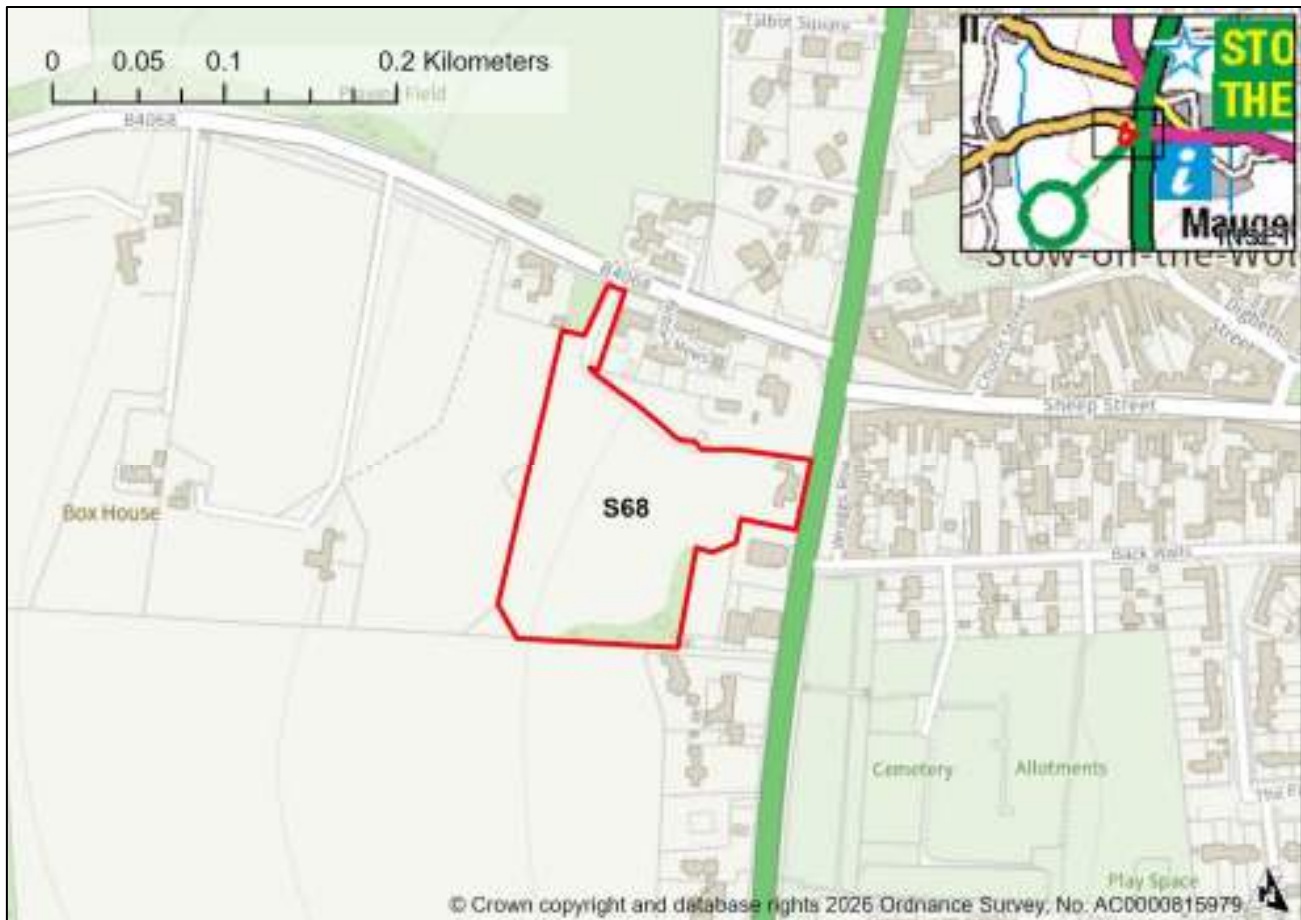
Historic Environment

- ix. Development proposals must conserve and, where appropriate, enhance the setting and significance of Enochs Tower (listed building) and the Conservation Area, by retaining some greenspace along the northern boundary of the site.
- x. Any planning application for the site must be supported by a comprehensive archaeological evaluation and a Heritage Impact Assessment.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Stow-on-the-Wold: The Hollies, Lower Swell Road (ref: S68)



Site Area: 2.0 hectares

Proposed Uses: Residential (around 35 homes)

Development Requirements:

Design and Layout

- i. The site design and layout must respond to the landscape and townscape context and minimise impacts on the landscape and the setting of the town, including providing landscape permeability through the site and a gradual transition between the town and the open countryside.
- ii. Development must be designed to minimise light pollution and its impacts on the National Landscape. There must be no large areas of glazing facing west and external lighting must be kept to a minimum.
- iii. Stone walls along the A429 must be retained and any access point through those walls must be limited to pedestrian/cycleway access and of the minimum width necessary to provide the access and be designed in a "garden gateway" style.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Landscape Integration and Green Infrastructure

- iv. A comprehensive green infrastructure framework and landscape strategy must be established across the site to ensure integration with the wider landscape, and, in particular, the CNL. This must include retention of existing trees and hedgerows and the planting of new trees and hedgerows throughout the site to soften long distance views and to contribute to ecological connectivity.
- v. A substantial green infrastructure buffer must be provided along the western and southern parts of the site to create a sensitive transition between built development and the open countryside. This area may also accommodate public open space, biodiversity enhancements and SuDs.
- vi. Any planning application for the site must be supported by the appropriate arboricultural assessments to ensure that the trees protected by Tree Preservation Orders (TPO to north-west of the site) or by their location within the Conservation Area are not impacted by development.

Access and Movement

- vii. Vehicular access must utilise the existing access point along the B4068 and not be achieved via the A429.

Amenity and Pollution

- viii. Given the proximity of the A429, any planning application for the site must be supported by an Air Quality Assessment and a noise mitigation strategy.

Historic Environment

- ix. Any built development within the gardens of Crestow House (now demolished and replaced by a modern dwelling) must respect the historic context of this area and its relationship with nearby listed buildings and the Conservation Area.
- x. Any planning application for the site must be supported by a comprehensive archaeological evaluation.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Upper Rissington: Land west of Delphin Way (ref: UR1A)



Site Area: 0.6 hectares

Proposed Uses: Residential (around 26 homes)

Development Requirements:

Trees and Natural Features

- i. The design and layout of development must ensure the long-term protection and retention of trees, that are subject to a Tree Preservation Order.

Design and Layout

- ii. Development must be designed to maintain filtered views from Delphin Way towards the protected trees and the wider landscape beyond, maintaining visual connectivity and local character.

Historic Environment

- iii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.
- iv. Proposals must respond positively to the setting of the adjacent RAF building (a Non-Designated Heritage Asset), ensuring that layout, scale, and design respect its form and context.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Willersey: Land between Colin Lane and future Heritage Railway (ref: W4B)



Site Area: 1.8 hectares

Proposed Uses: Residential (around 40 homes)

Development Requirements:

Landscape Integration and Green Infrastructure

- i. A woodland and scrub habitat buffer must be provided along the north-western part of the site between built development and the adjacent railway corridor, which is identified as a priority habitat.
- ii. This buffer must be designed to protect and enhance biodiversity and may incorporate Sustainable Drainage Systems (SuDS).
- iii. A green infrastructure buffer must also be provided adjacent to the balancing ponds to the south and east of the site, with no built development permitted within this area.

Biodiversity and Ecology

- iv. The railway corridor buffer must contribute to habitat creation and ecological connectivity, reinforcing the function of the adjacent priority habitat.

Appendix C

Site Development Templates for Non-Strategic Site Allocations

Flood Risk and Water Management

- v. Any planning application for the site must be supported by a comprehensive site specific Flood Risk Assessment. The application must show how the Flood Risk Assessment has informed the site design and layout, including how safe access and escape routes will be achieved given surface water risk.

Access and Movement

- vi. Pedestrian connections must be provided linking the site to the Public Rights of Way network to the north and beyond, ensuring good accessibility to the wider countryside.

Amenity and Environmental Considerations

- vii. Noise mitigation measures must be incorporated into the design of dwellings to address potential impacts arising from the adjacent railway line, including its potential future re-opening.

Historic Environment

- viii. Any planning application for the site must be supported by a comprehensive archaeological evaluation.