

Cotswold District Housing Density and Optimising Housing Delivery Technical Paper

July 2026



COTSWOLD
District Council

Contents

1. Introduction	1
2. What is housing density and how is it measured?.....	2
3. What determines housing density?.....	3
4. National policy context.....	4
5. National Landscape, major development and density	4
6. Planning Practice Guidance (PPG)	5
7. National Design Guide, 2019.....	5
8. What is the purpose of planning policy on housing density?	6
9. Cotswold's current policy position	6
10. Framework for understanding density in Cotswold District	9
11. Site selection.....	13
12. Data collection.....	13
13. Density analysis and findings.....	14
14. Implications for the Local Plan Review	17
15. Recommendations and conclusions.....	18
Appendix 1 – Density Audit of Sites	20
Appendix 2 – Density Summary Analysis	29

1. Introduction

- 1.1 The emerging Cotswold District Local Plan is required to identify sufficient land to meet the District's housing needs over the new plan period (2026 to 2043), alongside other development requirements. The introduction of a revised mandatory standard method for assessing local housing need in the December 2024 National Planning Policy Framework (NPPF) has resulted in a significant increase in the scale of housing that needs to be planned for. For Cotswold District, the housing need has increased from 493 homes a year to 1,036 homes per year, and the need currently stands at 1,054 homes a year. This compares to the adopted Local Plan requirement for an average of 420 homes per year. This represents a fundamental shift in the scale of housing delivery that must be accommodated through the new Local Plan.
- 1.2 Within this context, the efficient use of land has become a critical consideration for plan-making. The Preferred Options consultation for the Council's emerging Local Plan¹ identified increasing housing densities as one of the mechanisms through which additional housing capacity may be achieved, particularly on larger allocated sites and in the most accessible locations. However, Cotswold District is characterised by a high-quality historic environment, distinctive market towns and villages, and extensive environmental constraints. Around 80 per cent of the District lies within the Cotswolds National Landscape, with much of the remaining area affected by Special Landscape Areas, heritage designations, flood risk and biodiversity constraints. These factors place real limits on the scope for extensive low-density greenfield expansion.

Purpose

- 1.3 The purpose of this evidence report is to provide a clear, evidence-based understanding of the residential densities that have been achieved across different locations within the District. This analysis informs realistic assumptions about the potential capacity of sites being considered for allocation in the emerging Local Plan.
- 1.4 The paper:
- explains what is meant by housing density and how it is measured;
 - summarises the role of density within national and local planning policy;
 - sets out the specific Cotswold context, including existing density patterns, environmental constraints and affordable housing considerations; and

¹ [Cotswold District Council Local Plan Review Preferred Options Consultation \(November 2025\)](#)

- illustrates how optimising densities on allocated sites can increase overall housing delivery and affordable housing output while maintaining high-quality design.

1.5 This evidence is essential to ensure that site capacity assumptions are realistic, transparent and defensible, and that the Local Plan makes effective use of land in line with national policy.

2. What is housing density and how is it measured?

2.1 Housing density can be measured in different ways, but the two most commonly used approaches are:

- **Gross density** – the number of dwellings per hectare measured across the entire site area, including roads, open space, SuDS, schools, landscape buffers and other non-residential uses within the red-line boundary.
- **Net density** – the number of dwellings per hectare measured on land used directly for residential development. This typically includes housing plots, private gardens, internal access roads, parking courts and small areas of incidental open space, but excludes strategic open space, primary roads, SuDS basins, schools and other non-housing land.

2.2 For the purposes of this study, density has been measured on a net basis. This provides the most meaningful and consistent basis for comparing how efficiently different sites across the District have been developed. Net density focuses on the land that actually accommodates housing, rather than the wider inclusion of open space, drainage features or infrastructure, which can vary significantly between schemes and distort comparisons if gross density were used.

2.3 This ensures that the analysis reflects genuine development form and provides a like-for-like evidence base for informing realistic capacity assumptions on future allocations in the Local Plan Review.

2.4 Dwellings per hectare (dph) is used as the primary density measure in this study. It is simple, widely understood and directly related to housing delivery and affordable housing outputs. However, dph does not describe dwelling size, occupancy or built form (for example, whether homes are mainly detached houses, terraces or apartments). These factors are considered qualitatively in the analysis.

2.5 For plan-making in Cotswold, net dwellings per hectare will be the principal density measure, supported where appropriate by information on bedrooms per dwelling and

indicative building heights on larger allocations. This provides sufficient clarity for assessing housing capacity while allowing detailed design to respond to site-specific character, landscape and heritage considerations.

3. What determines housing density?

3.1 In practice, the density at which a site comes forward is influenced by a combination of:

- market factors and development viability;
- planning policies and design expectations;
- site-specific characteristics (topography, access, landscape, heritage); and
- infrastructure and parking requirements.

Viability and market factors

3.2 From a developer's perspective, there is an "optimal" density at which the residual land value is maximised. Where sales values are relatively modest, simpler low-rise forms often remain most viable. Where values are higher and/or land is scarce, higher densities can be supported.

3.3 In a rural district such as Cotswold, traditional 2–3 storey forms are expected to remain dominant. However, within that envelope there is still considerable scope to vary density through plot sizes, parking arrangements, building depths and the use of terraced or courtyard forms rather than detached houses.

Policy and design standards

3.4 National policy now places greater emphasis on making effective use of land and avoiding unnecessarily low densities, particularly where there is a shortage of land to meet housing needs².

3.5 Local policy, design codes and parking standards all influence achievable density. For example, surface parking can significantly reduce net developable area whereas on-plot parking, shared courts and good walking/cycling access to services can enable moderately higher densities without compromising residential amenity.

Site characteristics and constraints

3.6 In Cotswold, density is particularly influenced by:

² [National Planning Policy Framework - 11. Making effective use of land - Guidance - GOV.UK](#)

- landscape and townscape sensitivity (including the Cotswolds National Landscape, Special Landscape Areas and Conservation Areas);
- heritage assets and their settings;
- ecological constraints and the need to deliver biodiversity net gain; and
- flood risk and the need for open space, green infrastructure, and SuDS.

4. National policy context

- 4.1 This assessment responds to the latest national policy and best practice on design, density and making effective use of land.
- 4.2 Chapter 11 of the NPPF deals with making efficient use of land. Paragraph 124 specifies that planning policies should promote the effective use of land, including by making as much use as possible of previously developed (brownfield) land. Paragraphs 129 and 130 of the NPPF set out guidance on achieving appropriate densities that are sympathetic to local character.
- 4.3 In the context of the Cotswold Local Plan Review, the NPPF supports a design-led approach to optimising density on suitable sites: planning for more homes on the same land, where this can be achieved without harming character or amenity, is consistent with the NPPF's emphasis on both design quality and effective use of land.
- 4.4 Chapter 12 of the NPPF deals with achieving well-designed places. It expects Local Plans to set out a clear design vision and expectations, including locally specific design principles that are consistent with the National Design Guide (NDG) and National Model Design Code (NMDC). These tools are intended to shape development at area-wide and site-specific scales, including the form, layout and density of new housing.

5. National Landscape, major development and density

- 5.1 NPPF paragraphs 189-190 give great weight to conserving and enhancing landscape and scenic beauty within National Landscapes and expects permission for major development to be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest. This sits alongside the national policy emphasis on making an effective use of land including optimising density. For Cotswold, this means that higher-density development is not inherently unacceptable within the National Landscape, but that its location, scale and design must be carefully controlled to avoid harm to landscape character, visual amenity and settlement setting.

- 5.2 The site capacity estimates within the Cotswold District Housing and Economic Land Availability Assessment (CDC, 2026)³ reflect this policy balance by applying the following density assumptions:
- a) focus more efficient, and higher densities within existing settlements and on brownfield or well-contained sites, while
 - b) applying more moderate densities and tighter capacity assumptions on greenfield sites within the National Landscape where townscape, landscape and visual sensitivities are higher.
- 5.3 In some circumstances, a more compact built form can reduce overall land-take and edge-of-settlement sprawl, thereby limiting landscape impacts, provided that design quality, amenity standards and place-making objectives are achieved.

6. Planning Practice Guidance (PPG)

- 6.1 Further guidance on the Effective Use of Land is provided in the PPG⁴.
- 6.2 Paragraph 5 confirms the different approaches that can be applied when measuring densities and suggests the following methods:
- **Plot ratio measures:** this can help to indicate how a development will relate to its surroundings and the provision of open space within the site. For example, the site coverage ratio (gross external ground floor area ÷ site area) indicates the ratio of building cover to other uses.
 - **Bedspace per hectare:** indicates the density of potential residential occupation.
 - **Dwellings per hectare:** measures the number of homes within a given area.

7. National Design Guide, 2019

- 7.1 The National Design Guide (NDG)⁵, together with the [National Model Design Code](#) (NMDC)⁶ and Guidance Notes for Design Codes, illustrate how well-designed places that are attractive, contextualised, healthy, green, and resilient can be achieved in practice. Although the National Design Guide does not set numerical density standards, it establishes the design principles (such as block structure), built form, building heights and contextual character, that shape how density should be applied

³ <https://www.cotswold.gov.uk/planning-and-building/planning-policy/strategic-housing-and-economic-land-availability-assessment>

⁴ [Planning Practice Guidance: Effective use of land](#) (MHCLG, Published 22 July 2019 and last updated 27 February 2025)

⁵ [National Design Guide](#) (MHCLG, published 1 October 2019 and last updated 30 January 2021)

⁶ [National Model Design Code](#) (MHCLG, Published 20 July 2021 and last updated 14 October 2021)

in practice. These principles support a design-led approach to setting realistic density assumptions in the Local Plan, and recommends higher densities to help achieve high quality design and more sustainable development.

8. What is the purpose of planning policy on housing density?

- 8.1 National policy on making effective use of land emphasises that, where there is an existing or anticipated shortage of land to meet identified housing needs, planning policies and decisions should avoid homes being built at low densities, and ensure that development makes optimal use of each site's potential.
- 8.2 In this context, the main purposes of density policies in the Local Plan are to:
- Use land efficiently, especially in and around larger settlements, and thereby minimise the amount of additional greenfield land that needs to be released;
 - Support housing delivery, including the delivery of affordable housing ;
 - Locate growth in the most sustainable locations, aligned with public transport, services and jobs;
 - Manage character and design quality, ensuring that higher density does not equate to poor quality; and
 - Provide clarity and certainty for applicants, communities and infrastructure providers about the expected form and intensity of development.
- 8.3 This suggests that moderately higher densities can be compatible with the built form typically expected in Cotswold's market towns and larger villages.
- 8.4 Given Cotswold's high environmental quality and considerable housing need and affordability pressures, the challenge is to optimise density in the right locations and ensure high-quality design.

9. Cotswold's current policy position

Adopted Local Plan

- 9.1 The adopted Cotswold District Local Plan (2011 to 2031) sets a minimum requirement for 8,400 dwellings over the Plan period and identifies 17 Principal Settlements where growth is focused.
- 9.2 While the Plan does not set explicit numerical density zones, it includes relevant policies on:

- Housing mix and tenure (Policy H1), which requires an appropriate mix of dwelling sizes and tenures to meet local needs
- Affordable housing (Policy H2), which requires 30% affordable housing on qualifying brownfield sites and 40% on other qualifying sites, subject to viability
- Design of the built and natural environment (Policy EN2) and the Cotswold Design Code (Appendix D), which set expectations for local character, layout and design quality, and
- Cotswolds National Landscape (Policy EN5), which applies a higher level of scrutiny to development affecting the landscape.

Strategic Housing and Economic Land Availability Assessment site capacity assumptions

- 9.3 The Housing and Economic Land Availability Assessment (SHELAA) Review (CDC, 2021), and earlier iterations of this report, identified land that could potentially be allocated for residential and economic development in the Local Plan by providing an initial view on the availability, suitability and achievability of sites. The SHELAA was used to inform indicative site capacities tested through the plan-making process and ultimately reflected in the adopted Local Plan's housing supply assumptions.
- 9.4 Initial capacity estimates were explicitly conservative to avoid over-optimistic trajectories at plan-making stages and to ensure flexibility at delivery stage. The starting point for residential sites was a single district-wide Density Multiplier Assumption based on a gross density of 30 dwellings per hectare, adjusted to reflect the proportion of land likely to be taken up by supporting infrastructure and other non-housing sites.. This approach applied standardised gross-to-net discounts by site size, as replicated in Table 1. The resulting net densities were not intended to represent optimal or design-led outcomes, but a cautious starting point for estimating likely capacity across a large number of potential sites.

Table 1: SHELAA Gross-to-net discounts

	Developable site area	Gross density	Net density
Sites 0–0.4 ha	No discount (100% assumed available for housing)	30 dph	30 dph
Sites 0.4–2 ha	17% discount (83% assumed available for housing)	30 dph	24.9 dph
Sites 2+ ha	37% discount (63% assumed available for housing)	30 dph	18.9 dph

- 9.5 In some cases, site capacity was further refined where reasonable justification such as relevant planning history or an indicative masterplan suggested an alternative capacity.
- 9.6 This study builds directly on the SHELAA approach taking the baseline as its starting point and applies a more detailed, design-led analysis to selected sites to test whether higher net densities can be justified in practice.
- 9.7 Where increases in capacity are identified, these reflect conscious departures from the SHELAA baseline justified by evidence of what has actually been delivered locally and by an assessment of layout efficiency, built form and site context. Where no uplift is identified, this reflects genuine site constraints or design considerations rather than a default reliance on the original SHELAA assumptions.
- 9.8 The purpose of this assessment is to explore, in a transparent and auditable way, where defensible increases in capacity can be achieved through better design and masterplanning, helping to increase overall housing and affordable housing delivery on proposed Local Plan site allocations without relying on additional greenfield land or compromising design quality.
- 9.9 The density assumptions and indicative capacities derived through this study will continue to serve as a starting point for site capacity estimates in the forthcoming Local Plan, rather than fixed or final figures. For strategic site allocations, capacity will be tested and refined through comprehensive masterplanning, taking account of movement frameworks, green and blue infrastructure, landscape structure, built form, infrastructure requirements and deliverability. This process will provide a more detailed and robust basis for confirming net developable areas and the distribution of densities across sites.
- 9.10 For non-strategic site allocations, the Local Plan will be supported by site-specific design briefs or development frameworks. These will illustrate how development can realistically be accommodated on each site, having regard to site-specific constraints and considerations, and design quality expectations. In both cases, this work will inform and adjust the site capacity estimates to reflect what can be achieved in practice.
- 9.11 The purpose of this evidence is to identify realistic and deliverable capacity at plan stage, with final dwelling numbers to be confirmed through masterplanning and the development management process.

Local Plan Review and emerging policy direction

- 9.12 The Local Plan Review is responding to changes in national policy and updated evidence on housing need, climate change and design. Evidence papers on housing need and land supply highlight the need to maintain a robust supply of sites and to consider additional allocations to meet the revised housing requirement.
- 9.13 National guidance on design codes and effective use of land now expects local plans and supporting design guidance to be more explicit about the form and density of development in different locations, including consideration of minimum density expectations in accessible locations.
- 9.14 In this context, there is an opportunity for the Local Plan Review to articulate a clearer density strategy, particularly for:
- Cirencester and the identified Principal and Non-Principal Settlements;
 - town centres, and key public transport corridors; and
 - larger strategic site allocations where masterplanning can be used to secure efficient yet context-sensitive forms of development.

10. Framework for understanding density in Cotswold District

- 10.1 The study adopts an approach based upon actual delivery across Cotswold District. A wide sample of recent residential developments (Appendix 1), both completed and approved, has been examined across a range of settlement contexts. The schemes provide a reliable benchmark for understanding typical built forms, layout patterns and density outcomes in the District.
- 10.2 Cotswold's settlement pattern is highly varied, and this diversity means that density cannot be meaningfully assessed through a single district-wide benchmark. The District contains a network of principal settlements with differing service roles, several town, key, district and local centres (as defined by adopted Local Plan Policy EC7), and many smaller rural villages. To ensure that density analysis is both realistic and policy-relevant, the study uses a structured classification framework that reflects this spatial variation.
- 10.3 The study groups sites by settlement tier and by urban-form category. These two dimensions provide a consistent framework for analysing density patterns and understanding how built form, accessibility and context influence achievable densities across the District.

- 10.4 Urban-form considers the position of sites within settlements. Within the same town or village, development contexts vary significantly. To capture these differences, the study uses five broad urban-form categories:
- Town-centre infill;
 - General inner-residential infill within existing built-up areas (<0.5 ha);
 - Small-scale suburban extensions (<5 ha): these are modest edge-of-settlement sites that generally connect to existing infrastructure, and do not require comprehensive masterplanning;
 - Large-scale suburban extensions (≥5 ha): these are residential edge-of-settlement schemes of 5 hectares or more, or those yielding around 100 or more dwellings. This threshold reflects the PPG definition of a “large site” , as well as Homes England and National Infrastructure Commission practice. These are sites that often act as major suburban extensions, reshaping settlement form and require a coordinated approach to movement, landscape, infrastructure, open space and character;
 - Strategic-scale sites (≥20 ha): these are large sites that typically create new settlements, or are a substantial addition to an existing settlement, delivering around 300 or more dwellings. These sites require significant strategic consideration and coordinated approach.
- 10.5 Review of national practice shows that there is no single prescribed gross-to-net developable area (NDA) ratio for large or strategic-scale sites. However, published guidance and local authority methodologies consistently fall within a broad and well-established range, reflecting the increasing land required for movement networks, SuDS, schools, open space, landscape buffers and other non-residential uses as site size increases.
- 10.6 Across multiple sources, including ATLAS guidance, local authority evidence bases and recent methodologies, typical NDA ratios for large sites generally fall within the following ranges:
- Sites 2 ha+: typically 50–75% net developable;
 - 5–10 ha: around 80% net developable;
 - 10+ ha: around 65% net developable;
 - Very large sites (20–50 ha): typically 55–65% net developable;
 - New community-scale sites (50 ha+): typically 45–60% net developable.

- 10.7 The above ranges show a clear and consistent pattern: as sites become larger and more strategic, the proportion of net developable land decreases due to the need for more extensive infrastructure, green/blue infrastructure, and other non-residential land uses.
- 10.8 These broad bands are suitable for high-level capacity testing at Local Plan stage. Final NDA will be refined through site-specific masterplanning, taking account of constraints.

Implications for Cotswold District

- 10.9 When these national ranges are compared with the assumptions used in the Cotswold SHELAA, they fall broadly within the same territory. The SHELAA's 63% gross-to-net assumption for sites over 2 ha sits comfortably within the evidence-based ranges identified above and remains a reasonable, proportionate and defensible baseline for plan-making.

Purpose of the Combined Framework

- 10.10 By combining settlement tier with urban-form category, the framework provides a consistent and transparent basis for classifying every scheme in the density dataset. This ensures that density outcomes can be compared on a like-for-like basis and that conclusions about achievable densities accurately reflect the built form, character and development patterns of Cotswold District.

Table 2: Settlement Tier Urban-Form Category Matrix

Settlement Tier	Town Centre / Highly Accessible	Inner Residential / Infill	Small-Scale Suburban Extensions	Large-Scale Suburban Extensions	Strategic-Scale Growth Areas
Tier 1 – Principal town (Cirencester)	✓ (major brownfield, mixed use, intensification)	✓ (edge of centre, conversions, infill)	✓ (small & medium extensions)	✓ (large suburban extensions)	✓ (strategic growth areas; major new neighbourhoods)
Tier 2 – Key Centres (Bourton-on-the-Water; Chipping Campden; Moreton-in-Marsh; Stow-on-the-Wold; Tetbury)	✓ (small pockets of town-centre intensification)	✓ (brownfield, regeneration, infill)	✓ (small-scale suburban extensions)	✓ (large-scale suburban extensions where appropriate)	✓ (where applicable)
Tier 3 – District Centres (Fairford; Lechlade)	–	✓ (inner residential / infill)	✓ (small-scale suburban extensions)	✓ (large-scale suburban extensions where appropriate)	✓ (where applicable)
Tier 4 – Local Centres (Northleach; South Cerney)	–	✓ (inner residential / infill)	✓ (small-scale suburban extensions)	✓ (limited large-scale suburban extensions)	✓ (where applicable)
Tier 5 – Other villages (all other villages in hierarchy)	–	✓ (small brownfield / infill)	✓ (village-edge small extensions)	✓ (larger extensions only where well-contained)	✓ (where applicable)

Capacity estimation method

10.11 Capacity estimates from density analysis at plan stage is estimated using a transparent four-step method:

- Step 1: classify the site by settlement tier and urban-form category;
- Step 2: select the applicable recommended net density range for that tier/form and use the midpoint of the range as the headline net density for summary capacity figures;
- Step 3: apply the relevant gross-to-net assumption for the site size band to convert gross area to net developable area (NDA); and
- Step 4: calculate indicative capacity = NDA × net density (midpoint). All intermediate values (gross area, gross-to-net ratio, NDA, applied net density, gross and net capacities) are recorded to enable sensitivity testing and audit.

Role of gross-to-net assumptions and uncertainty

- 10.12 Gross-to-net ratios are retained as plan-making assumptions to reflect typical land-take for roads, SuDS, strategic open space and non-housing uses. These ratios are indicative and will be refined through masterplanning. Strategic sites vary widely; therefore the framework uses broad, evidence-based ranges rather than precise single values. The approach recognises that site-specific masterplanning is the appropriate stage to confirm NDA and detailed layout.

11. Site selection

- 11.1 The density audit draws on a sample of recently completed and permitted residential schemes across Cotswold District, identified through housing monitoring data and planning application records. The intention is not to capture every development, but to assemble a representative cross-section of schemes that reflect the full range of settlement types, development contexts and built forms found across the District. The sample therefore includes schemes from settlements in each tier of the settlement hierarchy, ensuring that the analysis reflects the diversity of Cotswold's settlement pattern.
- 11.2 Schemes were selected to provide meaningful comparisons across different contexts, including town-centre redevelopment, inner-residential infill, suburban extensions and rural-edge schemes. To ensure that density outcomes could be interpreted reliably, sites were chosen to be large enough to exhibit a coherent layout, typically falling within a net developable area of between 0.5 and 10 hectares. Very small schemes, specialist institutional developments and other atypical forms of development were excluded where they would distort the analysis or fall outside the scope of mainstream housing delivery.

12. Data collection

- 12.1 For each selected scheme, the study records a consistent set of quantitative and qualitative information drawn from planning application documents, approved layout plans and aerial imagery. The quantitative dataset includes the gross site area, the net developable area, the number of dwellings consented, and the resulting density expressed as dwellings per hectare. Gross density is calculated using the red-line site area associated with each planning permission.
- 12.2 Net density has then been derived in two ways, depending on the information available. Where approved layout plans clearly identify the net developable area, this has been used directly. For schemes where such information is not available, net density has been estimated using the gross-to-net assumptions set out in the SHELAA

(see Table 1 of this report), which apply standard discounts based on site size. This approach ensures that net density can be compared consistently across the full range of schemes.

- 12.3 Alongside these numerical measures, qualitative information is collected to capture the physical and spatial characteristics that influence density and built form. This includes the mix of dwelling types and the balance between detached, semi-detached, terraced and apartment units; typical and maximum building heights; the prevailing street pattern and layout; and the approach to parking provision. The analysis also records any site-specific constraints that have shaped the form and density of development, such as heritage settings, and topography.
- 12.4 Together, this combined dataset provides a robust basis for understanding how density varies across different settlement tiers and development contexts, and for identifying the design and contextual factors that can influence achievable densities in Cotswold.

13. Density analysis and findings

- 13.1 The application of the Combined Framework to 52 recent residential schemes provides a clear and consistent picture of how density varies across Cotswold District. By analysing schemes through the dual lens of settlement tier and urban-form category (Appendix 2), the study distinguishes between the influence of location, accessibility, built form and masterplanning choices. This ensures that density outcomes are compared on a like-for-like basis and that conclusions reflect the realities of development which has already delivered across the District.

Patterns by Settlement Tier

- 13.2 The analysis confirms a strong relationship between settlement role and achievable density.
- 13.3 Cirencester, as the District's principal town, consistently delivers the highest densities. Town-centre schemes exceed 60 dwellings net per hectare, reflecting opportunities for intensification and mixed-use redevelopment in highly accessible locations. Inner-residential schemes typically achieve around 60 dwellings per hectare, demonstrating that more compact forms can deliver efficient outcomes without reliance on taller buildings.
- 13.4 Large scale suburban extensions around Cirencester, such as Kingshill North and Kingshill South, achieve net densities between 38 and 44 dwellings per hectare. These outcomes show that moderately higher densities are achievable in a Cotswold context when masterplanning is efficient and open space is well structured.

- 13.5 Tier 2 principal settlements demonstrate a wider variety of densities. Densities of between 20 and 40 dph can be seen on small and large-scale suburban extensions, while higher densities of around 45 dph on inner-residential, and up to 60 dph on infill schemes can be seen.
- 13.6 Other principal settlements, including Bourton-on-the-Water, Stow-on-the-Wold and Chipping Campden, show a consistent pattern: infill schemes often achieve high densities (28–200 dwellings per hectare), while suburban extensions typically fall between 18 and 33 dwellings per hectare.
- 13.7 Tier 3 and 4 District and Local Centres generally deliver suburban extensions in the range of 20–40 dph.
- 13.8 In Tier 5 settlements, densities are lower but still demonstrate that moderate levels of development are achievable. Schemes typically deliver between 13 and 39 dwellings per hectare, with several village-edge schemes achieving densities comparable to suburban extensions in the principal settlements.

Table 3: Density by Settlement Tier: Summary Table (good – see other comments)

Category	Average net density (dph)	Observed range (dph)	Interpretation
Tier 1: Cirencester	65	38–125	Highest densities driven by town-centre intensification and efficient inner-residential schemes.
Tier 2: Principal Settlements (Key Centres)	40	18–200	Very wide variation; infill is efficient, suburban extensions often lower.
Tier 3–4: District & Local Centres	33	22–42	Perform similarly to Tier 2 suburban contexts; no distinct pattern requiring separate treatment.
Tier 5: Other Villages in the Settlement Hierarchy (all other villages)	31	13–52	Moderate densities achievable even in sensitive rural contexts.

Commentary

- 13.9 The settlement-tier data shows a clear hierarchy. Cirencester delivers the highest densities, reflecting its role as the District's primary centre and the opportunities for intensification within and around the town centre. Tier 2 settlements show the widest variation, with efficient brownfield and infill schemes contrasting with lower-density suburban extensions. Rural settlements, while more constrained, still achieve moderate densities where sites are well contained and layouts are efficient.

Density Patterns by Urban-Form Category

- 13.10 Urban-form category is the strongest predictor of net density. The findings from the audit are summarised in Table 4. It demonstrates consistent patterns: town-centre infill delivers the highest densities; general inner-residential infill performs strongly within traditional 2–2.5 storey forms; suburban extensions show the widest variation with a clear split between small and large extensions; and Tier 5 villages typically deliver lower densities but can achieve moderate outcomes where layouts are efficient.

Table 4: Density by Urban-Form Category: Summary Table

Urban Form Category	Average Net Density (dph)	Observed Range (dph)	Interpretation
Town-centre infill	111	68–200	Highest densities; compact blocks, flats, upper-floor conversions and mixed-use redevelopment.
Inner-residential infill (<0.5 ha)	44	28–60	Efficient terraces, short blocks and courtyard forms; strong performance in 2–2.5 storey typologies.
Small-scale suburban extensions (<5 ha)	29	18–43	Often the most efficient suburban form; compact street patterns, tighter block structures and mixed housing types.
Large-scale suburban extensions (≥5 ha)	31	16–45	Wide variation; lower average densities reflect distributor roads, strategic open space, SuDS and higher proportions of detached housing.

Large-scale versus small-scale suburban extensions

- 13.11 The audit shows no meaningful difference in average net density between small-scale (<5 ha) and large-scale (≥5 ha) suburban extensions in Cotswold District. Both categories deliver an average of around 30 dwellings per hectare, and their density ranges overlap almost entirely.

Strategic-scale growth areas

- 13.12 The audit includes several large suburban extensions but only one scheme (The Steadings, Chesterton) relates to a strategic-scale site, and even this represents only an initial phase rather than a completed ≥20 ha development. As a result, no firm conclusions can be drawn about density performance on full strategic-scale growth areas from the audit alone.

14. Implications for the Local Plan Review

Evidence of achievable densities in Cotswold District and justification for recommended ranges

- 14.1 The density audit demonstrates that Cotswold District is already delivering a wider range of densities than is often assumed at plan-making stage. Across all settlement tiers, recent schemes show that efficient layouts, compact block structures and well-designed two and three storey forms can achieve densities significantly above historic assumptions.
- 14.2 These outcomes confirm that higher densities are already being achieved successfully across the District without reliance on taller buildings or compromising local character.
- 14.3 However, not all previous suburban extensions have made efficient use of land, with net densities on some sites falling as low as 13 dwellings per hectare. The audit demonstrates that higher densities are both realistic and locally appropriate, with recent suburban schemes across the District consistently achieving around 30 dwellings per hectare and, in some cases, significantly more. Given the scale of housing need and the finite supply of suitable land, it is neither efficient nor justified to continue planning suburban development at the lower end of this range. The evidence shows clear potential to optimise density on future allocations while remaining sensitive to local character.
- 14.4 The recommended density ranges for the Local Plan Review are derived directly from the achieved densities in the audit and provide a robust evidence-based baseline.
- 14.5 This approach ensures that the Local Plan is based upon what the market has already delivered, while providing a clear and defensible uplift to secure more efficient use of land.

Affordable housing

- 14.6 Because affordable housing in Cotswold is primarily delivered as a percentage of dwellings on qualifying sites through the Council's Affordable Housing policy (Policy H2 of the adopted Local Plan), optimising the density of allocated sites has a direct and positive effect on the total number of homes delivered as well as the number of affordable homes delivered. Even moderate increases can significantly address local needs.

Character and design

- 14.7 Experience from other authorities, such as New Forest and South Oxfordshire and Vale of White Horse, indicates that schemes in the range of 35–45 dph can be achieved largely through 2-storey semi-detached and terraced houses without appearing over-

intensive. These schemes typically rely on more efficient street and block layouts, slightly smaller gardens, a greater use of short terraces, and a balanced parking strategy (for example, a mix of on-plot, on-street and small shared courts).

- 14.8 In Cotswold, good design and respect for local character remains essential. Policies EN2 and EN5 of the adopted Local Plan and the Cotswold Design Code already provide a strong framework for ensuring that higher density development is only supported where:
- scale, height and massing are appropriate to the settlement and landscape context;
 - layouts provide good residential amenity (daylight, outlook, privacy, garden and open space provision);
 - streets and spaces are of high quality, walkable and well-landscaped; and
 - heritage and landscape impacts are acceptable.
- 14.9 Optimising density typically results in a greater proportion of smaller homes, which are generally more affordable and better aligned with the needs of younger households and first-time buyers in Cotswold. This supports the wider objective of improving housing affordability across the District.

15. Recommendations and conclusions

- 15.1 The recommended density expectations for proposed allocations are set out at the end of this section in Table 5.
- 15.2 For emerging allocations, these ranges provide a clear and evidence-based starting point for calculating likely site capacity. They represent a modest but meaningful uplift on past build-out and provide a quantitative basis for assessing whether proposed masterplans make effective use of land.
- 15.3 Optimising density is a realistic and locally appropriate mechanism for increasing housing output and affordable housing delivery. Because affordable housing is secured as a proportion of dwellings, modest increases in density on larger sites can deliver significant additional affordable homes without requiring further land release.
- 15.4 The audit shows that densities significantly above traditional assumptions are already being achieved across the District. Town centre schemes in Cirencester reach 68–125 dwellings per hectare; inner residential infill commonly achieves 40–60 dwellings per hectare; suburban extensions routinely deliver above 30 dwellings per hectare, with several schemes performing above this level; and village-edge schemes achieve 20–35 dwellings per hectare where layouts are efficient.

Table 5: Recommended Net Density Ranges by Location

Location	Recommended net density (dph)
Main town centres (infill and new district centres)	50+ / 60+
Primary streets and new local centres	40 – 50+ / 60+
Areas well related to settlements	30 – 40
Landscape edges / farmsteads / rural lanes / infill at non-principal settlements	20 – 35

- 15.5 Density outcomes in the District are strongly influenced by masterplanning and design choices rather than fixed environmental constraints. Higher densities can be achieved through conventional two and two-and-a-half storey forms that respect local character. Modest increases in density on larger allocated sites can deliver meaningful increases in overall housing supply and affordable housing provision, reducing pressure to allocate additional greenfield land in more sensitive location.
- 15.6 The historic reliance on a gross 30 dwellings per hectare assumption for greenfield suburban extensions is no longer appropriate. The Local Plan Review therefore adopts clear, quantitative density expectations for proposed allocations, to meet settlement role and context. This evidence provides a clear and defensible basis ensuring that development makes effective use of land across the District in line with National Policy.

Appendix 1 – Density Audit of Sites

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
Town Centre infill / Highly Accessible										
Bourton-on-the-Water	Car Park adjacent to Bourton Vale Garage, Station Road	20/04313/FUL	Town Centre infill / Highly Accessible	0.04	0.04	8	Approved 2021	200	200	Brownfield site redevelopment 2-storey block containing 8 no. duplex dwellings in a 'backto-back' format.
Cirencester	T H White Garage Redevelopment (Retirement Living)	14/05222/FUL	Town Centre infill / Highly Accessible	0.5	0.4	34	Approved / Completed	68	85	Retirement apartments, brownfield redevelopment, off-site affordable contribution.
Cirencester	11 Dollar Street upper floors conversion	21/00364/FUL	Town centre infill / Highly accessible	0.09	0.09	7	Permitted	78	78	Retail retained at ground; efficient upper-floor reuse; typical historic core intensification.
Cirencester	Forum House, South Way, GL7 1LJ	21/02067/FUL	Town Centre infill / Highly Accessible	0.08	0.08	10	Approved 2021	125	125	Mixed-use redevelopment; 10 flats above retail; very high density four storey residential.
Cirencester	Akeman Court, Cricklade Street	10/01954/FUL	Town Centre infill / Highly Accessible	0.19	0.19	13	Completed 2014/15	68	68	Redevelopment of former 3–4 storey care home; 6 houses + 7 apartments; strong town-centre brownfield exemplar
Inner Residential infill / Brownfield Redevelopment										
Andoversford	Former Cattle Market Station Road	13/03775/FUL	Inner Residential infill / Brownfield Redevelopment	0.46	0.356	17	Completed 2017	38	48	Brownfield redevelopment - varied mix of detached and terraced homes.
Bourton-on-the-Water	Our Lady Help of Christians Catholic Church, Station Road	23/00727/TDC	Inner Residential Infill / Brownfield Redevelopment	0.18	0.18	5	Approved 2021	28	28	Brownfield redevelopment site. A terrace of 3 dwellings and 2 large, detached dwellings, contain 2, 3 and 5 bed dwellings.
Cirencester	Chesterton Halt Adult Training Centre Meadow Road, GL7 1YA	15/01329/OUT & 16/03017/REM	Inner Residential infill	0.48	0.4	24	Completed 218/19	59	60	3 storey apartment building comprising 24 one- and two-bedroom apartments consisting of a total area of 2,110 m2.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	19/01715/FUL	Inner Residential infill	0.65	0.52	27	Approve and completed	42	52	Brownfield regeneration within a large village, replacing defective post-war housing stock. mix of 7 no. 1 bedroom 2 person houses, 4 no. 2 bedroom 3
Moreton-in-Marsh	Stockwells Redevelopment, 13–30 Stockwells	21/03283/FUL	Inner Residential infill	0.7	0.64	28	Approved and completed	40	44	Redevelopment of 24 defective dwellings; two-storey 2- & 3-bed houses; compact perimeter-block form. 100% Affordable
Tetbury	Peglers Garage Workshop, London Road, GL8 8JQ	20/00834/FUL	Inner Residential Infill / Brownfield Redevelopment	0.23	0.23	9	Developed	39	39	Small brownfield infill development within Tetbury which is washed over by the National Landscape.
Tetbury	Northfield Garage, London Road, GL8 8HW	21/00549/FUL	Inner Residential Infill / Brownfield Redevelopment	0.94	0.75	45	Approved	48	60	Compact brownfield site, with significant challenges resulting from its previous use as a PFS. The houses range from 1 to 4 bedroom characterised by smaller family-sized dwellings.
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	17/04587/FUL	Inner Residential / Brownfield Redevelopment	1	0.83	26	Completed in	26	35	A mix of 2, 3 and 4 bed units. There is 50% affordable housing. two storey with some terraces, semi-detached.
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	20/02697/FUL	Inner Residential Infill	0.26	0.26	10	Developed	39	39	2 storey in height and will comprise one detached dwelling, three pairs of semi-detached dwellings and one terrace of 3 dwellings. The dwellings will comprise 3 x two bed, 6 x three bed and 1 x four bed units.
Small-Scale Suburban Extension										
Avening	Land parcel at the Sunground	14/02675/FUL	Small Scale Suburban extension	0.35	0.28	11	Completed 23/24	31	39	Affordable housing site with cross- market-subsidy providing a mix of social

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
										rent and shared equity. 6 affordable + 5 market; National Landscape; compact village infill.
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	13/02227/OUT	Small-Scale Suburban Extension	2.2	1.76	26	Completed 2017/18	12	18	26 new dwellings of which half would be for sale and the remainder would be for let or shared equity sale.
Chipping Campden	Land at the Leasows	18/04995/REM	Small-Scale Suburban Extension	1.66	1.3	30	Completed 2022/23	18	23	Within the Cotswolds National Landscape. 15 open market dwellings and 15 affordable units. The open market dwellings comprise five 3 bed, seven 4 bed and three 5 bed units. The affordable dwellings comprise two 1 bed, eight 2 bed and five 3 bed (three 3 bed 5 person & two 3 bed 6 person). Dwellings are a mix of detached, semi-detached and terraced units. All dwellings 2 storey in height.
Cirencester	Kingshill development, London Road	15/03117/REM pursuant to outline PP 13/02942/OUT for mixed use development	Small-Scale Suburban Extension	3.46	2.17	94	Completed 2018/19	27	43	All 2 or 2.5 storeys. Development will provide 50% affordable housing. 47 affordable homes, delivered at a 67%/33% split of socially rented to shared ownership.
Down Ampney	Land at Broadway Farm	17/03826/REM - Reserved Matters pursuant to 15/01567/OUT	Small-Scale Suburban Extension	3.2	2.02	44	Approved and developed	14	22	Edge-of-settlement redevelopment providing 22 units (50%) of affordable housing. The units would mostly be 2 storeys vernacular appearance,
Fairford	Land parcel to the south-west, of Saxon Way	14/04847/REM Reserved matters pursuant to 13/05181/OUT	Small-Scale Suburban Extension	1.25	1	22	Completed 2017/18	18	22	Small edge-extension; notably low net density for suburban context

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
Kemble	Land NW of Kemble Primary School, West Lane	19/03417/FUL	Small-Scale Suburban Extension	0.59	0.47	8	Approved / Completed	14	17	Greenfield edge site, market housing, adjacent to school
Kemble	Land north east of Clayfurlong Grove	20/00833/FUL	Small-Scale Suburban Extension	0.64	0.53	15	Approved / Completed	23	28	Greenfield two-storey built form throughout, reflecting the prevailing scale of surrounding village housing and maintaining an appropriate relationship with the rural edge. The scheme includes six affordable dwellings,
Lechlade	Old Station Site Burford Road	14/04198/REM pursuant to Outline 12/00528/OUT	Small-Scale Suburban Extension	2.65	1.67	61	Completed	23	37	Even though it's brownfield, the layout and delivery behave like a suburban edge scheme. Brownfield doesn't always mean high density — this shows how even brownfield sites can deliver suburban densities when layout and context allow. 8 two bedroomed houses, 16 three bedroomed houses, 22 four bedroomed houses and 15 four/five bedroomed houses generating an overall density of 23 dwellings per hectare.
Mickleton	Former Meon Hill Nurseries,	13/03539/OUT	Small-Scale Suburban Extension	4.2	2.65	84	Completed	20	32	Mixed-use outline; brownfield edge-of-village redevelopment; net density at lower end of suburban benchmark
Moreton-in-Marsh	Land west of Davies Road / Mosedale	22/02119/REM	Small-Scale Suburban Extension	0.52	0.43	15	Approved / Completed	28	35	Small-scale edge-of-settlement scheme. Semi-detached family houses and terrace blocks. All homes are

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
Moreton-in-Marsh	Land east of Evenlode Road	21/02766/REM	Small-Scale Suburban Extension	3.5	2.2	67	Approved (2021)	19	31	Scheme of 67 dwellings, combining larger open market homes with a varied affordable mix (including apartments, houses, and bungalows), with most buildings 2 storey but some single-storey bungalows to diversify provision
Moreton-in-Marsh	Land to east of Evenlode Road	21/02766/REM pursuant to outline 19/00086/OUT	Small-Scale Suburban Extension	3.52	2.3	67	Completed 2024	19	29	Residential development of a relatively low density of just 19 homes per hectare, and of a low-rise nature. Therefore limited to 67.
Northleach with Eastington	Land parcel off Bassett Road, and East End Road	16/03403/REM pursuant to 14/04274/OUT	Small-Scale Suburban Extension	2.1	1.32	40	Completed	19	30	The dwellings along this road will be 2-2.5 storeys high, set within large gardens flanking the gable ends of two terraces, each of three 2.5 storey houses.
South Cerney	Land adjacent to Berkeley Close	18/04656/REM pursuant to outline permission 16/02598/OUT	Small-Scale Suburban Extension	3.5	2.2	92	Under construction	26	42	Strong exemplar; suburban edge scheme delivering higher densities. The density also allows for a range of dwellings across the site with varying sizes, in order to accommodate a variety of house types from Larger detached properties through to smaller semi-detached forms. Predominantly of 2 storey dwellings.
Stow-on-the-Wold	Land north of Oddington Road	23/01513/FUL	Small-Scale Suburban Extension	1.97	1.58	37	Approved	19	24	The proposal consists of 100% affordable housing with a range of property types including detached, semi-detached and terraced houses. Property size ranges from 1 – 3-bedroom units.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
										22 rented and 15 shared ownership.
Tetbury	Land parcel at Quercus Park	14/03567/REM pursuant to outline 13/03363/OUT	Small-Scale Suburban Extension	1.6	1.3	50	Completed	31	39	A mixture of sizes ranging from 1 bed (47 square metres) to 4 bed (150 square metres).
Tetbury	The Dormers, Cirencester Road	13/02727/OUT	Small-Scale Suburban Extension	1.9	1.5	27	Completed 2017/18	14	18	Comprising a mixture of 2 x 1 bed flats and 23 x 2, 3, 4 and 5 bed houses. 11 of the new dwellings are intended as affordable. Entirely 2 storey in scale.
Tetbury	Land at Cirencester Road	17/01804/REM pursuant to outline 15/04291/OUT	Small-Scale Suburban Extension	1.49	1.24	39	Completed	26	32	A mix of buildings that are linked, terraced and detached.
Tetbury	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	23/02682/FUL	Small-Scale Suburban Extension	2	1.3	27	Approved	14	21	Greenfield development in the National Landscape. Mixed-use comprising: New healthcare facility (replacement GP surgery) and 27 dwellings (11 affordable units: rented + shared ownership). Exceptional circumstances exist, and that the scheme is in the public interest by providing a much-needed healthcare facility.
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	20/04548/FUL	Small-Scale Suburban Extension	1	0.8	26	Under construction	26	33	The site is located within the Cotswolds National Landscape. The development will be domestic in scale, and village like in character. It is generally arranged in a series
Willersey	Field House, Broadway Road, WR12 7PH	23/03814/FUL	Small-Scale Suburban Extension	0.49	0.39	5	Approved	10	13	Demolition of existing commercial and domestic buildings and construction of 5 dwellings within the

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
										Cotswolds National Landscape. 3 detached dwellings and a pair of semi-detached properties providing a mix of 1 two bed, 2 three bed and 2 four bed dwellings.
Willersey	Land north of Collin Lane	14/05636/OUT	Small-Scale Suburban Extension	2.24	1.35	50	Completed	22	37	A mix of buildings that are linked, terraced and detached.
Large-Scale Suburban Extensions										
Cirencester	Kingshill North (Phase)	07/03621/REM Reserved matters pursuant 07/00748/OUT	Large-Scale Suburban extension	8.6	6.88	270	Completed 2013/14	32	39	Early phase of strategic allocation; typical 2–2.5 storey suburban form; density higher than later greenfield schemes.
Cirencester	Kingshill South	06/02991/OUT	Large-Scale Suburban Extension	8.9	7.12	311	Completed 2010-2016	35	44	Outline assumed 35 dph as “appropriate mid-point” of 30–40 dph range; includes POS, allotments, small retail. 50% affordable housing.
Fairford	Land at London Road	13/03793/OUT	Large-Scale Suburban Extension	5	3.15	120	Completed 2012020/21	24	38	Predominance of 2 storey development with some 2.5 storey
Fairford	Land west of Hatherop Road	22/03770/OUT	Large-Scale Suburban Extension	7.7	3.6	87	Approved 2023	11	24	Large greenfield edge-of-settlement scheme; 56% GI; A mix of residential accommodation comprising 1,2,3 and 4 bedroom
Fairford	Land parcel south of Home farm, Cirencester Road	15/02707/REM pursuant to 13/03097/OUT	Large-Scale Suburban Extension	4.3	2.8	120	Completed 2017/18	28	42	mix will vary through the development but will predominantly comprise semidetached and detached family dwellings of 2, 3 or 4 bedrooms.
Kemble	Land at Top Farm	14/03638/REM pursuant to outline 11/04236/OUT	Large-Scale Suburban Extension	5	3	50	Completed 2017/18	10	16	A mixture of 2–5-bedroom houses and a small number of 1 bed flats.
Mickleton	Land parcel off Broad Marston	16/02049/REM pursuant to outline14/02365/OUT	Large-Scale Suburban Extension	8.42	3.6	90	Completed	11	25	2 storeys semi-detached and

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
Moreton-in-Marsh	Land at Dunstall Farm, Fosseway	19/02248/FUL	Large-Scale Suburban Extension	16.36	8.728	250	Approve and under construction	16	30	Greenfield suburban extension. 100 dwellings are to be provided 40% of the 250 new homes are split between 60 rented units (60%) and 40 shared ownership (40%). A range of dwelling size type and tenure provided from one bedroom apartment to three bed family homes.
Moreton-in-Marsh	Land off Todenham Road	14/00948/OUT	Large-Scale Suburban Extension	11	6	140	Completed	13	23	The scheme devotes around 3.8 ha to parkland, resulting in only 56% of the red line area being used for development. Generous POS and buffer provision.
Moreton-in-Marsh	Land at Fire Service College, London Road	11/00940/REM pursuant to 09/04440/OUT	Large-Scale Suburban Extension	14.25	9	313		22	35	36 apartments and 264 house. A mix of 2 and 3 storey units and a mix of 2 to 4 bed houses. extensive POS and buffers.
Moreton-in-Marsh	The Fire Service	16/00858/REM pursuant to outline 14/01483/OUT	Larg-Scale Suburban Extension	15.54	9.7	250	Completed	16	26	A range of houses and flats with associated garages Houses will include 2 storey and 2.5 storey types (rooms in the roof space) and flats will be accommodated in 3 storey blocks. Very low gross density; even on 63% net assumption, generous land take.
Siddington (Cirencester edge)	Land to the south of Love Lane	20/01852/REM pursuant to outline 15/05165/OUT	Large-Scale Suburban Extension	10.86	6.5	88	Completed in	8	14	The houses will be a mixture of terraced, semi-detached and detached houses.
South Cerney	Land at former Aggregate Industries Site, The Mallards	10/03916/OUT	Large-Scale Suburban Extension	15.4	6	150	Completed 2021	10	25	A range of house types, sizes and tenures and housing styles. 2 storey with some 2.5 storey along main route.

Settlement	Scheme Name	Planning Reference	Location Category	Gross Site Area (ha)	Net Developable Area (ha)	Total Dwellings	Status	Gross Density (dph)	Net Density (dph)	Height /Housing mix
Tetbury	Highfield Farm	15/02517/REM pursuant to outline 11/01591/OUT granted on appeal	Large-Scale Suburban extension	9.05	5.6	250	Completed 2021/22	28	45	Mix of detached semidetached properties.
Strategic Scale										
Cirencester	The Steadings (Chesterton / Wilkinson Road), Cirencester Phase 1	20/04343/REM	Strategic scale (first phase)	2.85	1.8	68	Reserved Matters / Phase 1A, under construction	24	38	Mostly 2–3 storey terraced/semi layout consistent with this density.

Appendix 2 – Density Summary Analysis

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Andoversford	Former Cattle Market Station Road	Tier 5	Inner Residential infill / Brownfield Redevelopment	No	17	48	38	0.36
Avening	Land parcel at the Sunground	Tier 5	Small-Scale Suburban Extension	No	11	39	31	0.28
Bourton-on-the-Water	Car Park adjacent to Bourton Vale Garage, Station Road	Tier 2	Town Centre infill / Highly Accessible	No	8	200	200	0.04
Bourton-on-the-Water	Our Lady Help of Christians Catholic Church, Station Road	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	5	28	28	0.18
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	Tier 2	Small-Scale Suburban Extension	No	26	18	12	1.76
Chipping Campden	Land at the Leasows	Tier 2	Small-Scale Suburban Extension	No	30	23	18	1.30
Cirencester	The Steadings (Chesterton / Wilkinson Road), Cirencester Phase 1	Tier 1	Strategic scale (first phase)	Yes	68	38	24	1.80
Cirencester	Chesterton Halt Adult Training Centre Meadow Road, GL7 1YA	Tier 1	Inner Residential infill	No	24	60	59	0.40

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Cirencester	T H White Garage Redevelopment (Retirement Living)	Tier 1	Town Centre infill / Highly Accessible	No	34	85	68	0.40
Cirencester	11 Dollar Street upper floors conversion	Tier 1	Town Centre infill / Highly Accessible	No	7	78	78	0.09
Cirencester	Forum House, South Way, GL7 1LJ	Tier 1	Town Centre infill / Highly Accessible	No	10	125	125	0.08
Cirencester	Kingshill North (Phase)	Tier 1	Large-Scale Suburban extension	Yes	270	39	32	6.88
Cirencester	Akeman Court, Cricklade Street	Tier 1	Town Centre infill / Highly Accessible	No	13	68	68	0.19
Cirencester	Kingshill South	Tier 1	Large-Scale Suburban Extension	Yes	311	44	35	7.12
Cirencester	Kingshill development, London Road	Tier 1	Small-Scale Suburban Extension	Yes	94	43	27	2.17
Down Ampney	Land at Broadway Farm	Tier 5	Small-Scale Suburban Extension	No	44	19	14	2.27
Fairford	Land west of Hatherop Road	Tier 2	Large-Scale Suburban Extension	Yes	87	24	11	3.60
Fairford	Land at London Road	Tier 3	Large-Scale Suburban Extension	Yes	120	38	24	3.15
Fairford	Land parcel to the south-west, of Saxon Way	Tier 3	Small-Scale Suburban Extension	No	22	22	18	1.00
Fairford	Land parcel south of Home farm, Cirencester Road	Tier 3	Large-Scale Suburban Extension	Yes	120	42	28	2.80

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Kemble	Land north-west of Kemble Primary School, West Lane	Tier 5	Small-Scale Suburban Extension	No	8	17	14	0.47
Kemble	Land north east of Clayfurlong Grove	Tier 5	Small-Scale Suburban Extension	No	15	28	23	0.53
Kemble	Land at Top Farm	Tier 5	Large-Scale Suburban Extension	Yes	50	16	10	3.00
Kempsford	Cross Tree Crescent & Oakley Flats, High Street	Tier 5	Inner Residential infill	No	27	52	42	0.52
Lechlade	Old Station Site Burford Road	Tier 5	Small-Scale Suburban Extension	No	61	37	23	1.67
Mickleton	Former Meon, Hill Nurseries, Canada Lane	Tier 5	Small-Scale Suburban Extension	No	84	32	20	2.65
Mickleton	Land parcel off Broad Marston Road	Tier 5	Large-Scale Suburban Extension	Yes	90	25	11	3.60
Moreton-in-Marsh	Land west of Davies Road / Mosedale	Tier 2	Small-Scale Suburban Extension	No	15	35	28	0.43
Moreton-in-Marsh	Land east of Evenlode Road	Tier 2	Small-Scale Suburban Extension	No	67	31	19	2.20
Moreton-in-Marsh	Stockwells Redevelopment, 13–30 Stockwells	Tier 2	Inner Residential infill	No	28	44	40	0.64
Moreton-in-Marsh	Land at Dunstall Farm, Fosseyway	Tier 2	Large-Scale Suburban Extension	Yes	250	30	16	8.73

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Moreton-in-Marsh	Land at Fire Service College, London Road	Tier 2	Large-Scale Suburban Extension	Yes	313	35	22	9.00
Moreton-in-Marsh	The Fire Service, College Road	Tier 2	Larg-Scale Suburban Extension	Yes	250	26	16	9.70
Moreton-in-Marsh	Land off Todenham Road	Tier 2	Larg-Scale Suburban Extension	Yes	140	23	13	6.00
Moreton-in-Marsh	Land to east of Evenlode Road	Tier 2	Small-Scale Suburban Extension	No	67	29	19	2.30
Northleach with Eastington	Land parcel off Bassett Road, and East End Road	Tier 4	Small-Scale Suburban Extension	No	40	30	19	1.32
Siddington (Cirencester edge)	Land to the south of Love Lane	Tier 1	Large-Scale Suburban Extension	Yes	88	14	8	6.50
South Cerney	Land Adjacent To Berkeley Close	Tier 4	Small-Scale Suburban Extension	No	92	42	26	2.20
South Cerney	Land at former Aggregate Industries Site, The Mallards	Tier 2	Large-Scale Suburban Extension	Yes	150	25	10	6.00
Stow-on-the-Wold	Land north of Oddington Road	Tier 2	Small-Scale Suburban Extension	No	37	24	19	1.58
Tetbury	Peglers Garage Workshop, London Road, GL8 8JQ	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	9	39	39	0.23

Settlement	Scheme	Tier	Urban Form	Large-Scale Suburban Extension (Yes/No)	Dwellings	Net Density	Gross Density	Net Area
Tetbury	Northfield Garage, London Road, GL8 8HW	Tier 2	Inner Residential Infill / Brownfield Redevelopment	No	45	60	48	0.75
Tetbury	Land west of Worwell Farmhouse, Cirencester Road, GL8 8RY	Tier 2	Small-Scale Suburban Extension	No	27	21	14	1.30
Tetbury	Highfield Farm	Tier 2	Large-Scale Suburban extension	Yes	250	45	28	5.60
Tetbury	The Dormers, Cirencester Road	Tier 2	Small-Scale Suburban Extension	No	27	18	14	1.50
Tetbury	Land parcel at Quercus Park	Tier 2	Small-Scale Suburban Extension	No	50	39	31	1.30
Tetbury	Land at Cirencester Road	Tier 2	Small-Scale Suburban Extension	No	39	32	26	1.24
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Tier 5	Small-Scale Suburban Extension	No	26	33	26	0.80
Upper Rissington	Land adjacent to Mitchell Way and Wellington Road	Tier 5	Inner Residential Infill	No	10	39	39	0.26
Upper Rissington	Land parcel between Sandy Lane Court and Southgate Court	Tier 5	Inner Residential / Brownfield Redevelopment	No	26	35	26	0.83
Willersey	Field House, Broadway Road, WR12 7PH	Tier 5	Small-Scale Suburban Extension	No	5	13	10	0.39
Willersey	Land north of Collin Lane	Tier 5	Small-Scale Suburban Extension	No	50	37	22	1.35