



Council name	COTSWOLD DISTRICT COUNCIL
Name and date of Committee	CABINET – 13 March 2023
Subject	APPLICATION TO SECRETARY OF STATE FOR LEVELLING UP, HOUSING & COMMUNITIES TO DESIGNATE LAND IN COTSWOLD DISTRICT AS A RURAL AREA
Wards affected	Abbey; Blockley; Campden and Vale; Chedworth and Churn Valley; Chesterton; Coln Valley; Fairford North; Fosseridge; Four Acres; Kemble; Lechlade, Kempsford and Fairford South; Moreton East; Moreton West; New Mills; Northleach; Siddington and Cerney Rural; South Cerney Village; St Michael's; Stratton; Tetbury East and Rural; The Ampneys and Hampton; The Beeches; and Watermoor
Accountable member	Cllr Joe Harris, Leader of Cotswold District Council and portfolio holder for housing and homelessness Email: joe.harris@cotswold.gov.uk
Accountable officer	Matthew Britton, Principal Planning Officer Email: Matthew.Britton@cotswold.gov.uk
Summary/Purpose	To set out the various considerations around making an application to the Secretary of State to designate part of the district as a rural area under Section 157 of the Housing Act 1985.
Annexes	ANNEX A: Rural Area Designation Guidance ANNEX B: Analysis of Population Sizes and Densities of Lower Super Output Areas in Cotswold District ANNEX C: Maps of Proposed Designated Rural Area
Recommendation(s)	<i>That Cabinet resolves to approve the proposal to apply to the Secretary of State to designate land within Cotswold District as a rural area.</i>
Corporate priorities	<ul style="list-style-type: none">● Providing good quality social rented homes● Helping residents and communities access the support they need for good health and wellbeing● Supporting businesses to grow in a green, sustainable manner, and to provide high value jobs
Key Decision	NO
Exempt	NO



Consultees/ Consultation	<ul style="list-style-type: none">● Cllr Joe Harris – Council Leader and portfolio holder for housing and homelessness● Cllr Rachel Coxcoon – portfolio holder for strategic forward planning● Housing Strategy● Business Manager for Development Management● Group Manager for Residents Services● Group Manager for Communities● Group Manager for Property and Regeneration● Head of Legal Services● Bromford Housing Association (as the landlord of the retained right to buy properties).● Cirencester Housing and Cottsway Housing (as other housing associations that are likely to operate in the proposed designated rural area).● MP for The Cotswolds
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EXECUTIVE SUMMARY

Cabinet is requested to approve an application to the Secretary of State for levelling Up, Housing & Communities to designate land in Cotswold District as a rural area.

Local plans can include a lower threshold for requiring affordable housing inside designated rural areas¹. The Cotswolds Area of Outstanding Natural Beauty is already designated as a 'rural area' and incorporates 80% of the district. It is proposed to apply to the Secretary of State to designate a large proportion of the remaining 20% of the district as a rural area in order to deliver more affordable housing from developments. This can be done independently and ahead of the ongoing partial update to the Local Plan.

The adopted Local Plan already requires affordable housing contributions on developments of 6 to 10 dwellings (net) in designated rural areas, whereas the threshold for affordable housing contributions outside designated rural areas is currently 11 or more dwellings (net). The ongoing Local Plan Partial Update is exploring whether the site size threshold for requiring affordable housing in designated rural areas can be lowered further.

The newly designated rural area must have a population density of no more than two persons per hectare and must exclude settlements with a population of more than 3,000 inhabitants². The proposed designated rural area therefore excludes land inside the development boundaries of Cirencester, Fairford, Moreton-in-Marsh and South Cerney.

There are minimal financial implications to the Council arising from the proposed designated rural area. The Council's adopted Local Plan already includes a policy that requires developers to make financial affordable housing contributions in designated rural areas, which would equally apply to the new designated rural area. Planning applications in the rural area would be required to go through the same determination process as the current situation, albeit the Development Management and Housing Strategy team may be required to provide additional advice on the size, type and tenure of affordable homes on any development proposals of 6 to 10 dwellings in the rural area. There may also be an increase in negotiation and viability assessments, which would also require additional officer time.

If the application is successful, based on past housing delivery and future housing land supply, it is estimated that 15 to 25 additional affordable homes could be delivered by 2031. There is potential to deliver further affordable homes in the newly designated rural area as a result of the partial update to the Local Plan. The rural area designation would also endure past the end of the Local Plan period, so would continue to deliver additional affordable homes after 2031.

¹ As set out in paragraph 64 of the [National Planning Policy Framework \(2021\)](#)

² As set out in [paragraph 157\(1c\) of the Housing Act 1985](#)



1. BACKGROUND

- 1.1 The Cotswold District Council Corporate Plan 2020-2024³ acknowledges the housing affordability crisis in the District, which is getting worse⁴. It sets out to deliver more genuinely affordable housing, particularly social rented housing. The Council has taken various measures to deliver more genuinely affordable housing, such as the partial update of the adopted Local Plan.

2. MAIN POINTS

- 2.1 Designated rural areas are defined as National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985. In Cotswold District, 80% of the district is located inside the Cotswolds Area of Outstanding Natural Beauty (the AONB) and is already a designated rural area.
- 2.2 The Council can apply to the Secretary of State for Levelling Up, Housing and Communities for other parts of the district to be designated as a rural area⁵. This can be done independently and ahead of the ongoing partial update to the Local Plan.
- 2.3 The Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities) issued guidance to councils that wish to submit an application for rural areas to be designated under the section 157 of the Housing Act (see Annex A). This advises that areas must meet two main criteria:
- i) The population density of the area must be no more than two persons per hectare; and
 - ii) Any settlements in the area must have a population of fewer than 3,000 inhabitants.
- 2.4 The first criterion can be applied flexibly. For example, some areas just over this limit may be designated in order to avoid a 'patchwork' situation where some areas are designated while others, broadly similar, are excluded.
- 2.5 Local plans can include a lower threshold for requiring affordable housing inside designated rural areas⁶. Policy H2 of the adopted Cotswold District Local Plan 2011-2031 (the Local Plan) already does this, by requiring affordable housing contributions on developments of 6

³ [Cotswold District Council Corporate Plan 2020-2024 \(Update Spring 2022\)](#)

⁴ This is discussed in more detail in the [Housing Affordability Evidence Paper](#), which formed part of the Local Plan Issues and Options (Reg.18) consultation

⁵ As set out in [paragraph 157\(1c\) of the Housing Act 1985](#)

⁶ As set out in [paragraph 64 of the National Planning Policy Framework \(2021\)](#)



to 10 dwellings (net) in designated rural areas, whereas the threshold for affordable housing contributions outside designated rural areas is currently 11 or more new dwellings (net).

- 2.6 Separate from this designation process, the ongoing partial update of the Council's Local Plan is exploring the prospect of lowering the site size threshold where affordable housing is required in both designated rural areas and other parts of the district.
- 2.7 Notwithstanding the partial update of the Local Plan, if the Secretary of State were to designate additional land within the district as a rural area, it would mean that development sites of 6 to 10 dwellings in that area would need to contribute towards affordable housing. This could help to deliver more affordable homes as a result. If and when the updated Local Plan policy is adopted, there would be further potential to deliver additional affordable homes in the newly designated rural area.
- 2.8 The rural area designation also serves a second purpose. Under section 157 of the Housing Act 1985, local authorities are permitted to place restrictive covenants on homes sold through the Right to Buy scheme. This only applies to former Council tenants (preserved Right to Buy) still in their social rented home. The restrictive covenant cannot be placed on new tenants after 1997.
- 2.9 The restrictions include that if the person sells the home within 10 years, they first have to ask their former landlord if they want to buy the home back at the market value of the property. If they say 'no' then the person can sell the house on the open market, although only to someone who has been living or working in the area for the previous three years. In Cotswold District, this applies to buyers or tenants who have lived or worked in Gloucestershire or the Cotswolds AONB continually for three years immediately before the proposed purchase. For existing properties, this applies to the first three months of marketing a home.
- 2.10 Houses sold by CDC require consent in accordance with the legislation and our policy, whilst houses sold by Fosseway/Bromford require consent in accordance with the legislation and their policy. For those that require CDC consent, a person qualifies for automatic consent if they have lived or worked in the Cotswolds AONB or Gloucestershire. In addition, a person who is currently serving in the UK armed forces will also receive automatic consent. A non-qualifying person can apply for consent after the property has been on the market (including on the Council's website) for 8 weeks.
- 2.11 Preserved Right to Buy properties in Cotswold District would only have originated from properties now being managed by Bromford. Bromford have been consulted on the proposed designated rural area application and have no objection.

Analysis of Proposed Designated Rural Area



- 2.12** Lower Super Output Areas (LSOAs) have been used as the basis for analysing the population sizes and population densities of the proposed designated rural area (see Annex B). These correspond with the Mid-2020 Population Estimates for Lower Super Output Areas in England and Wales, which are the most up to date available data source.
- 2.13** Cotswold District comprises 51 LSOAs. These have been analysed individually and also in combination to assess their suitability for designation as a rural area.
- 2.14** There are four settlements that have a population greater than 3,000 people within the parts of the District that are not located within the AONB. These are Cirencester, Fairford, Moreton-in-Marsh and South Cerney. These settlements do not meet the required criteria to be classified as a designated rural area.
- 2.15** The four settlements have Development Boundaries, which are defined by Policy DS2 of the adopted Local Plan. These identify the extent of the built-up area of the settlement that has a population over 3,000 people. Land within the Development Boundaries of these settlements does not form part of the proposed designated rural area.
- 2.16** The analysis demonstrates that all other areas of the District outside of the AONB and not within the Development Boundaries of the four named settlements meet the required criteria to be classified as a designated rural area. It is proposed to apply to designate these areas as such.
- 2.17** A map showing the proposed designated rural area is provided at Annex C.
- 2.18** If the application is successful, it is estimated the proposal could deliver between 15 to 25 additional affordable homes by 2031, excluding the policy updates of partial update to the Local Plan. In the longer term, there is potential to deliver further affordable homes in the newly designated rural area as a result of the partial update to the Local Plan. The rural area designation would also endure past the end of the Local Plan period, so would likely continue to deliver additional affordable homes after 2031.

3. FINANCIAL IMPLICATIONS

- 3.1** There are minimal financial implications to the Council arising from the proposed designated rural area. The Council's adopted Local Plan already has a planning policy that requires developers to make financial affordable housing contributions in designated rural areas, which would equally apply to the new designated rural area. Planning applications in the rural area would be required to go through the same determination process as the current situation, albeit the Development Management and Housing Strategy team may be required to provide additional advice on the size, type and tenure of affordable homes on any



development proposal of 6 to 10 dwellings in the rural area. There may also be an increase in negotiation and viability assessments, which would also require additional officer time.

4. LEGAL IMPLICATIONS

- 4.1 The application for rural designation must be made to the Secretary of State under section 157(1) of the Housing Act 1985. If the application is approved by the Secretary of State, then a Statutory Instrument must be laid before Parliament to enable the designated rural areas to be identified in statute.

5. RISK ASSESSMENT

- 5.1 The main risk resulting from this change would be to housing delivery, particularly the delivery of windfall housing developments. Based on current estimations, Officers expect windfalls to deliver around 130 dwellings a year up to the end of the Local Plan period in 2031.
- 5.2 Existing national and local planning policies already provide exemptions to affordable housing requirements where developments are not viable. Furthermore, Cotswold District has high housing demand and high land values.
- 5.3 The newly designated rural area would apply to less than 20% of the district. It would also exclude the area within the development boundaries of the four largest settlements in that area, where more windfalls could be expected to be delivered. In summary, the overall impact on market housing delivery is expected to be minimal to none at all, although it is anticipated that this policy will deliver some additional affordable homes.
- 5.4 The risk of not applying for designated rural area status for the proposed area is that the Council would miss an opportunity to increase affordable housing delivery. This would make it more difficult to deliver the Corporate Strategy goal of providing socially rented homes and genuinely affordable housing.

6. EQUALITIES IMPACT

- 6.1 An interim Integrated Impact Assessment, which includes an equalities impact assessment⁷, was prepared to support the recent Local Plan consultation. This document will be updated to assess pre-submission examination (draft) policies and it will form part of the evidence base supporting the examination in public of the partial update of the Local Plan.

⁷ [Interim Integrated Impact Assessment \(2022\)](#)



7. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

- 7.1** Cotswold District has an acute housing affordability issue. This means that many people, particularly younger people, are unable to afford a home close to where they work, grew up or have a close connection to. This can lead to an increase in commuting from areas where housing is less expensive, which has a carbon cost. Delivering more affordable housing across the district provides an opportunity to tackle this issue.

8. ALTERNATIVE OPTIONS

- 8.1** The alternative is to not apply to designate the additional land as a rural area. This will result in no further work but it would miss the opportunity to deliver additional affordable housing.

9. BACKGROUND PAPERS

- 9.1** None

(END)



Annex A: Rural Area Designation Guidance

Section 157 of the Housing Act 1985 provides that local authorities in certain areas can impose certain restrictions on the subsequent resale of homes acquired under the Right to Buy scheme. The areas concerned are (i) National Parks, (ii) Areas of Outstanding Natural Beauty, and (iii) areas designated by the Secretary of State as 'rural'.

Local authorities may apply to have specified areas designated as 'rural'. These areas might be a whole district or part of a district. When an application is submitted, an assessment is made for each parish in the area for which designation is sought. The criteria are that:

- There should be a population density of no more than two persons per hectare, and
- Towns with more than 3,000 inhabitants are ineligible.

The first criterion (the density test) can be applied flexibly. For example, some parishes just over these limits may be designated in order to avoid a 'patchwork' situation where some parishes are designated while others, broadly similar, are excluded.

Applications should be formally made to the Secretary of State and sent to the Right to Buy team, Department for Communities and Local Government, Eland House, Bressenden Place, London, SW1E 5DU. They should include density and population figures for each parish seeking designation and also a plan (map) of the whole district showing;

- Its extent;
- All urban areas;
- The parishes to be considered
- Any National Parks and Areas of Outstanding Natural Beauty already designated for as 'rural' for this purpose.

Please contact the Right to Buy team on 0303 444 3798 if you require any further information.



Annex B: Analysis of Population Sizes and Densities of Lower Super Output Areas in Cotswold District

LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
E01022175	Ampney Crucis / Bibury (Ablington, Ampney St Peter, Ampney St Mary, Barnsley, Coln Rogers, Coln St Dennis, Winson)	Entire LSOA has a population density of less than 2 people per hectare. Only the southern part of the LSOA is outside the AONB.	1,834	7,040	0.3	Apply to designate part of LSOA not in the AONB as a rural area
E01022176	Avening (Ashley, Cherington, Culkerton, Long Newton, Rodmarton, Tarlton, and includes Kemble Airfield)	Entire LSOA has a population density of less than 2 people per hectare. Only a very small part of the east of the LSOA is not already within the AONB.	1,808	5,367	0.3	Apply to designate part of LSOA not in the AONB as a rural area
E01022177	Stow-on-the-Wold	Entirely within AONB	1,927	150	12.9	Entire LSOA is already a designated rural area
E01022178	(Adlestrop, Bledington, Evenlode, Lower Oddington, Mangersbury, Upper Oddington)	Entire LSOA has a population density of less than 2 people per hectare. Only a small part of the LSOA to the north is not already within the AONB.	1,301	3,520	0.4	Apply to designate part of LSOA not in the AONB as a rural area
E01022179	Blockley (Aston Magna, Draycott,	Entire LSOA has a population density of less than 2 people per	1,908	3,052	0.6	Apply to designate part of LSOA not in the AONB as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
	Paxford, and includes Northwick Park business centre)	hectare. The Principal Settlement of Blockley, which forms part of this LSOA, is inside the AONB. The area outside the AONB is therefore likely to have a lower population density.				
E01022180	Bourton-on-the-Water	Entirely within AONB	2,728	222	12.3	Entire LSOA is already a designated rural area
E01022181	Bourton-on-the-Water	Entirely within AONB	1,779	2,070	0.9	Entire LSOA is already a designated rural area
E01022182	Willersey (Broad Campden, Weston Subedge)	Entire LSOA has a population density of less than 2 people per hectare. A large proportion of the Principal Settlement of Willersey, which forms part of this LSOA, is inside the AONB. The area outside the AONB is therefore likely to have a lower population density.	1,656	3,347	0.5	Apply to designate part of LSOA not in the AONB as a rural area
E01022183	Chipping Campden	Entirely within AONB	1,538	243	6.3	Entire LSOA is already a designated rural area
E01022184	Chipping Campden / Mickleton (Aston	Entire LSOA has a population density of less than 2 people per hectare. Chipping Campden and	1,486	2,996	0.5	Apply to designate part of LSOA not in the AONB as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
	Subedge, Ebrington, Hidcote Boyce)	Ebrington are entirely within the AONB. The area outside the AONB is therefore likely to have a lower population density.				
E01022185	Mickleton (part of Mickleton included in LSOA Code 184)	The LSOA includes the village of Mickleton, which has a population of around 1,700 residents. Although the population density of the LSOA is 3.9, the area around Mickleton is extensively rural and is sparsely populated. The higher population density is due to the LSOA being small sized (only 489 ha) and reasonably tightly drawn around Mickleton. The guidance on designating rural areas advises that flexibly can be applied in such circumstances to avoid a 'patchwork' situation where some areas are designated while others, broadly similar, are excluded. For example, the parish of Mickleton incorporates additional sparsely populated rural land to the south, which is in the AONB. When the population density is assessed on a	1,925	489	3.9	Apply to designate part of LSOA not in the AONB as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
		parish basis, it falls below 2 persons per hectare. It is therefore recommended that Mickleton and its surrounding hinterlands are included as part of the designated rural area.				
E01022186	Chedworth (Compton Abdale, Foxcote, Lower Dowdeswell, Upper Dowdeswell, Withington, Yanworth)	Entirely within AONB	1,704	6,856	0.2	Entire LSOA is already a designated rural area
E01022187	North Cerney (Bagendon, Baunton, Calmsden, Coberley, Colesbourne, Rendcomb, Ullenwood, Woodmancote)	Entire LSOA has a population density of less than 2 people per hectare. Only a very small part of this LSOA in the very south is not within the AONB, which is essentially undeveloped.	1,940	6,263	0.3	Apply to designate part of LSOA not in the AONB as a rural area
E01022188	Cirencester	Only a small part of this LSOA to the very north is outside the Cirencester development boundary. This area is essentially undeveloped and analysis of building control point	1,923	57	33.9	Apply to designate part of LSOA outside Cirencester development boundary as a rural area



COTSWOLD
DISTRICT COUNCIL

LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
		data shows this area has a population density of less than 2 persons per hectare.				
E01022189	Cirencester	Only a small part of this LSOA to the very east is outside the Cirencester development boundary, which comprises a school and has no housing development. Analysis of building control point data shows this area has a population density of less than 2 persons per hectare.	1,347	34	40.1	Apply to designate part of LSOA outside Cirencester development boundary as a rural area
E01022190	Cirencester	Only a small part of this LSOA to the very east is outside the Cirencester development boundary, which mostly comprises sports fields and has no housing development. Analysis of building control point data shows this area has a population density of less than 2 persons per hectare.	1,525	32	47.0	Apply to designate part of LSOA outside Cirencester development boundary as a rural area
E01022191	Cirencester	Entirely within Development Boundary and higher than 2 persons per hectare population density	1,290	36	35.6	Does not qualify to be designated as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
E01022192	Cirencester	Entirely within Development Boundary and higher than 2 persons per hectare population density	1,219	21	57.2	Does not qualify to be designated as a rural area
E01022193	Cirencester	The area not within the Development Boundary, which is the countryside beyond The Steading development, has little to no development. Analysis of building control point data shows this area has a population density of less than 2 persons per hectare.	977	204	4.8	Apply to designate part of LSOA outside Cirencester development boundary as a rural area
E01022194	Cirencester	Entirely within Development Boundary and higher than 2 persons per hectare population density	1,884	68	27.9	Does not qualify to be designated as a rural area
E01022195	Cirencester	Entire LSOA has a population density of less than 2 people per hectare. The part of this LSOA not within the AONB or the settlement boundary is very small. Analysis of building control point data shows this area has a population density of less than 2 persons per hectare.	1,724	1,131	1.5	Apply to designate part of LSOA outside Cirencester development boundary and outside the AONB as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
E01022196	Cirencester	The area not within the Development Boundary has little to no development. Analysis of building control point data on this area shows the population density is less than 2 persons per hectare.	1,759	241	7.3	Apply to designate part of LSOA outside Cirencester development boundary as a rural area
E01022197	Cirencester	The area not within the Development Boundary has little to no development. Analysis of building control point data on this area shows the population density is less than 2 persons per hectare.	1,877	298	6.3	Apply to designate part of LSOA outside Cirencester development boundary and outside the AONB as a rural area
E01022198	Cirencester	Entirely within Development Boundary and higher than 2 persons per hectare population density	1,245	73	17.1	Does not qualify to be designated as a rural area
E01022199	Cirencester	Entirely within Development Boundary and higher than 2 persons per hectare population density	1,704	39	43.8	Does not qualify to be designated as a rural area
E01022200	Cirencester	Entirely within Development Boundary and higher than 2 persons per hectare population density	1,262	27	46.7	Does not qualify to be designated as a rural area
E01022201	Birdlip (Brimpsfield, Cowley,	Entirely within AONB	1,770	6,952	0.3	Entire LSOA is already a designated rural area



COTSWOLD
DISTRICT COUNCIL

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	Daglingworth, Duntisbourne Abbots, Edgeworth, Elkstone, Syde, Winstone)					
E01022202	Fairford (edge of) / Hatherop / Quenington	Entire LSOA has a population density of less than 2 people per hectare. Fairford is a town that is greater than 3,000 persons. The area within the Fairford development boundary has therefore been excluded from the proposed rural area designation. The population density of the remaining part of the LSOA that is outside the development boundary has a population density below 2 persons per hectare.	1,273	2,126	0.6	Apply to designate part of LSOA outside Fairford development boundary and outside the AONB as a rural area
E01022203	Fairford	Fairford is a town that is greater than 3,000 persons. The area within the Fairford development boundary has therefore been excluded from the proposed rural area designation. Analysis of building control point data on this area shows the	2,228	1,011	2.2	Apply to designate part of LSOA outside Fairford development boundary as a rural area



COTSWOLD
DISTRICT COUNCIL

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		population density is less than 2 persons per hectare.				
E01022204	Fairford	Fairford is a town that is greater than 3,000 persons. The area within the Fairford development boundary has therefore been excluded from the proposed rural area designation. The population density of the remaining part of the LSOA that is outside the development boundary has a population density below 2 persons per hectare. Analysis of building control point data on this area shows the population density is less than 2 persons per hectare.	1,361	61	22.2	Apply to designate part of LSOA outside Fairford development boundary as a rural area
E01022205	(Bourton-on-the-Hill, Broadwell, Condicote, Donnington, Longborough, Todenham)	Entire LSOA has a population density of less than 2 people per hectare	1,723	6,339	0.3	Apply to designate part of LSOA outside AONB as a rural area
E01022206	Didmarton / Leighterton (Beverston, Chavenage, Kingscote, Shipton Moyne,	Entirely within AONB	2,555	8,765	0.3	Entire LSOA is already a designated rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
	Tetbury Upton, Westonbirt)					
E01022207	Down Ampney / Poulton (Driffield, Meysey Hampton)	Entire LSOA has a population density of less than 2 people per hectare. Down Ampney has a population of around 700 people.	1,746	3,357	0.5	Apply to designate whole LSOA as a rural area
E01022208	Lechlade	Entire LSOA has a population density of less than 2 people per hectare. Lechlade has a population of around 2,900.	1,637	1,132	1.4	Apply to designate LSOA as a rural area
E01022209	Kempsford (Whelford, and includes Fairford Airbase)	Entire LSOA has a population density of less than 2 people per hectare	1,205	1,731	0.7	Apply to designate as a rural area
E01022210	Lechlade	Entire LSOA has a population density of less than 2 people per hectare. Lechlade has a population of around 2,900.	1,390	489	2.8	Apply to designate LSOA as a rural area
E01022211	Moreton-in-Marsh	The area not within the Development Boundary and not within the AONB has little to no development. Analysis of building control point data on this area	1,933	120	16.1	Apply to designate part of LSOA outside Moreton-in-Marsh development boundary and outside the AONB as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
		shows the population density is less than 2 persons per hectare.				
E01022212	Moreton-in-Marsh	The area not within the Development Boundary and not within the AONB has little to no development. Analysis of building control point data on this area shows the population density is less than 2 persons per hectare.	2,806	489	5.7	Apply to designate part of LSOA outside Moreton-in-Marsh development boundary and outside the AONB as a rural area
E01022213	Northleach (Eastington, Hampnett)	Entirely within AONB	2,004	2,196	0.9	Entire LSOA is already a designated rural area
E01022214	Upper Rissington (Church Westcote, Great Rissington, Icomb, Little Rissington, Westcote, Wyck Rissington)	Entirely within AONB	2,999	3,218	0.9	Entire LSOA is already a designated rural area
E01022215	Coln St Aldwyns (Aldsworth, Eastleach Turville, Farmington, Great Barrington, Little Barrington,	Entire LSOA has a population density of less than 2 people per hectare. The area outside the AONB is essentially undeveloped open countryside.	1,799	10,429	0.2	Apply to designate part of LSOA outside the AONB as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
	Sherborne, Southrop, Windrush)					
E01022216	Andoversford (Brockhampton, Hazleton, Notgrove, Salperton, Sevenhampton, Shipton, Turkdean, Whittington)	Entirely within AONB	1,864	5,910	0.3	Entire LSOA is already a designated rural area
E01022217	Tetbury	Entirely within AONB	1,250	33	37.6	Entire LSOA is already a designated rural area
E01022218	Tetbury	Entirely within AONB	1,232	21	58.1	Entire LSOA is already a designated rural area
E01022219	Tetbury	Entirely within AONB	1,440	67	21.4	Entire LSOA is already a designated rural area
E01022220	Tetbury	Entirely within AONB	1,555	73	21.2	Entire LSOA is already a designated rural area
E01022221	Kemble / Coates / Sapperton (Ewen, Frampton Mansell, and includes part of Aston Down Airfield, does	Entire LSOA has a population density of less than 2 people per hectare. Kemble has a population of around 900 people.	2,138	4,066	0.5	Apply to designate part of LSOA outside the AONB as a rural area



LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
	not include Kemble Airfield)					
E01022222	Temple Guiting (Guiting Power, Lower Swell, Lower Slaughter, Naunton, Upper Slaughter,)	Entirely within AONB	1,782	9,794	0.2	Entire LSOA is already a designated rural area
E01022223	South Cerney	The area not within the Development Boundary has little to no development. The South Cerney development boundary is excluded, as South Cerney has a population of around 3,500 people.	2,918	898	3.2	Apply to designate part of LSOA outside South Cerney development boundary as a rural area
E01022224	South Cerney (part of) / Siddington (part of) (Poole Keynes, Somerford Keynes)	The area not within the Development Boundary has little to no development. The South Cerney development boundary is excluded, as South Cerney has a population of around 3,500 people.	1,630	2,143	0.8	Apply to designate part of LSOA outside South Cerney development boundary as a rural area
E01022225	Cirencester (edge of) / Siddington (Preston)	The proposed rural area excludes the parts of the Cirencester development boundary which form part of the LSOA. Analysis of building control point data on the	2,756	1,155	2.4	Apply to designate part of LSOA outside Cirencester development boundary as a rural area



COTSWOLD
DISTRICT COUNCIL

LSOA Code	Settlement(s)	Comment	Population (All Ages)	Area (Ha)	Population density (people / ha)	Proposal
		remaining area shows the population density is less than 2 persons per hectare.				



Annex C: Insert Maps of Proposed Designated Rural Area

