Draft document for Council governance process July and August 2026

Housing and Economic Land Availability Assessment Update

July 2026

COTSWOLD
District Council

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1. Introduction

1.1 This report sets out Cotswold District Council's Housing and Economic Land Availability Assessment (HELAA). This assessment updates the Strategic Housing and Economic Land Availability Assessment (SHELAA) published in October 2021 and incorporates additional site submissions and/or amendments received through the recent Call for Sites exercises undertaken in 2023, 2024 and 2025, as well as through the Regulation 18 Local Plan Consultation held between November 2025 and January 2026.

1.2 The HELAA identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important part of the evidence base to inform plan-making and decision-taking and the identification of a five-year land supply of deliverable housing sites.

1.3 This HELAA should be read in conjunction with a series of complementary topic papers and evidence studies published alongside the Regulation 19 Cotswold District Local Plan (2026-42) (the Regulation 19 Local Plan). These include:

- Assessment of Broad Strategic Development Locations (November 2025)
- Housing Land Supply Topic Paper, including Housing Trajectory (July 2026)
- Housing Density and Optimising Housing Delivery Technical Paper (July 2026)
- Employment Land Review (July 2026)
- Infrastructure Delivery Plan (July 2026)
- Integrated Impact Assessment (July 2026)
- Site Selection Topic Paper (July 2026)

1.4 The HELAA does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the District's housing and economic development requirements, but it is for the Local Plan process to determine which of those sites are the most suitable to meet those requirements. The inclusion of a site in the HELAA also does not imply that the Council would grant planning permission for that site.

1.5 The remainder of this report explains the HELAA methodology and presents the findings of the assessment. The site assessments and maps are provided in **Appendix 1: Schedule of Discounted Sites** and **Appendix 2: Detailed Assessments and Settlement Maps**.

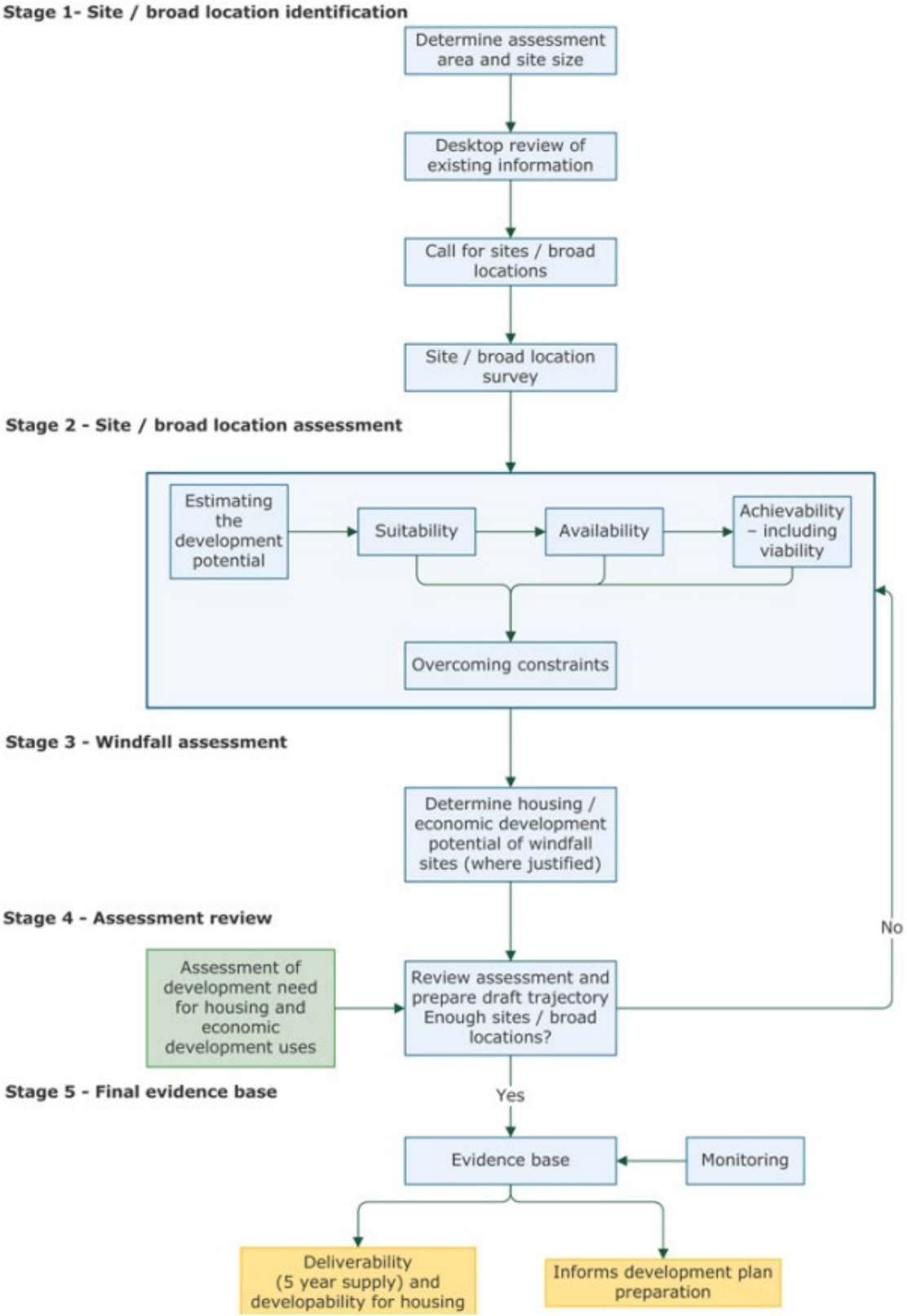
2. Methodology

2.1 This HELAA has been prepared in accordance with the National Planning Policy Framework (NPPF) (2024) and national Planning Practice Guidance (PPG) on Housing and Economic Land Availability Assessment (November 2025) (HELAA PPG)[1].

2.2 The PPG sets out the recommended methodology for the preparation of Housing and Economic Land Availability Assessments through a five-stage approach. Chapter 3 of this Report sets out the Council's assessment in accordance with each stage of the PPG Method Flowchart (**Figure 1**) and the outcomes of the assessment.

[1] Planning Practice Guidance on Housing and Economic Land Availability Assessment (MHCLG, 27 November 2025)

Figure 1: HELAA Method Flowchart (Planning Practice Guidance, Paragraph 005, Reference ID 3-005-20190722)



3. Stage 1: Identification of Sites and Broad Locations

Site / broad location identification

3.1 The first stage of the HELAA was to identify as many potential housing and economic development site opportunities in the District as possible, which is the plan-making area for the Cotswold Local Plan. The HELAA identifies and assesses all sites across the District consistently and does not apply the Local Plan's development strategy, which is considered further at the site selection stage.

3.2 In line with the guidance in the PPG, this HELAA has considered a wide range of site sources including:

- A review of all sites previously assessed in the SHELAA
- A review of existing housing and economic development allocations in the adopted Cotswold District Local Plan 2011-2031
- 'Call for Sites' exercises undertaken in 2008, 2013, 2016, 2019, 2020, 2023, 2024 and 2025
- Cotswold District Council's Brownfield Register
- Planning applications for housing and economic development
- Site submissions from representations to previous Local Plan consultations and to the recent Regulation 18 Local Plan consultation
- Register of surplus public sector land
- Engagement with strategic plans of other public sector bodies such as the County Council, Central Government, Natural England, Historic England, Environment Agency, National Health Service, Fire Services, utilities providers and statutory undertakers, as detailed in the Statement of Effective Cooperation (July 2026)
- Empty property register
- English House Condition Survey
- National Land Use Database
- Commercial property databases
- Valuation Office database, and
- Proactive site searches of sites and broad locations through Council Tax information, Ordnance Survey mapping, aerial photography and site surveys.

3.3 This includes a series of Call for Sites exercises undertaken at various points of plan-making. The most recent Call for Sites was conducted between November

2025 and January 2026 in parallel with the Regulation 18 Consultation on the Cotswold Local Plan. The Call for Sites was aimed at a wide range of audiences including individuals and organisations who were invited to put forward sites which they think may be suitable for development during the plan period. The Call for Sites form set out the information sought from respondents, which in line with the PPG, included site location, suggested potential type of development, scale of development and potential constraints to development. It also sought additional information on site ownership, landowner intentions, delivery and viability considerations, relevant planning history and adjacent land uses.

3.4 A total of **892** sites were identified through the initial site identification process. All sites were plotted on a Geographical Information System (GIS) so that all constraints could be easily identified in context.

Initial Site and Broad Location Survey

3.5 An initial site and broad location survey was undertaken to identify sites that, having regard to national policy and statutory designations, were clearly unsuitable for development and therefore did not warrant further detailed assessment at Stage 2.

3.6 Sites were discounted based on the following criteria:

Sites that are partially or wholly outside of the Plan Area

3.7 Paragraph 006 of HELAA PPG specifies that the area selected for assessment should be the plan-making area. Sites located entirely outside of the plan-making area were discounted from further assessment.

3.8 Sites that are partially within the plan-making area are further considered at Stage 2 where they have potential to deliver development capacity above the minimum HELAA site size threshold. The developable area of these sites has been adjusted to reflect their development capacity within the plan-making area.

Sites where development has been completed

3.9 Sites that have a planning permission that has been implemented and where development has been completed have been discounted from the HELAA as they have already been brought forward and cannot be considered for future allocation.

Sites that have been withdrawn from assessments

3.10 Some sites have been discounted from the HELAA as they have been withdrawn from assessment at the request of the landowners.

Sites below the minimum size threshold

3.11 Paragraph 009 of the HELAA PPG advises that plan-makers need to assess a range of different site sizes but it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floorspace). This HELAA has applied the PPG-recommended site size threshold. No upper size threshold has been applied to the assessment to ensure that the HELAA has considered a range of different site sizes from small to large scale sites, including strategic housing and economic development.

Sites promoted for alternative uses outside of housing and economic development

3.12 Sites promoted for alternative uses outside of housing and economic development, such as allotments and sui generis uses, have been discounted from further assessment. However, these have been considered through the wider Local Plan evidence base where appropriate.

Sites with primary policy and designations constraints

3.13 Paragraph 014 of the HELAA PPG suggests that when taking into account national policy and designations, there may be some sites and broad locations which are clearly not suitable for development. A number of primary constraints (also known as 'showstopper' constraints) have been identified based on Footnote 7 of the NPPF.

3.14 Where a site or broad location wholly intersects with one or more primary constraints, the site is considered as unsuitable for development and has been discounted from further assessment. Where a site or broad location partially intersects with one or more primary constraints with the remaining developable area capable of delivering above the minimum HELAA site size threshold, the site has been taken forward for more detailed consideration with a reduced developable area at Stage 2.

3.15 The following designations were identified as primary constraints in the HELAA:

- Ramsar sites and proposed Ramsar sites
- Special Protection Areas and proposed Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Regionally Important Geological Sites (RIGS)
- Flood Zone 3, excluding areas protected by existing flood defences

- Ancient Woodlands
- Irreplaceable Habitats
- Scheduled Ancient Monuments
- Registered Battlefields
- Registered Parks and Gardens, and
- Local Green Spaces.

3.16 A number of constraints stated in Footnote 7 were not considered as 'showstoppers' in the HELAA as sites with these constraints may be suitable for future development subject to other technical work being undertaken and policy considerations of the Local Plan. These constraints are however considered through further suitability assessments as secondary constraints.

3.17 The relevant policy constraints include:

- **National Landscape**: Sites were not automatically discounted on the basis of being in the Cotswolds National Landscape. The impact of development on the National Landscape has been considered through the subsequent stages of the HELAA having regard to further landscape sensitivity assessments and the relevant national planning policy.
- **Conservation Areas**: Sites were not automatically discounted on the basis of being in a designated Conservation Area. The impact of development on the Conservation Area has been considered through the subsequent stages of the HELAA and would be subject to further heritage assessments.
- **Listed Buildings**: Sites were not automatically discounted on the basis of intersecting with the presence of Listed Buildings. The impact of development on Listed Buildings has been considered through the subsequent stages of the HELAA and would be subject to further heritage assessments.

Duplicate Sites

3.18 Duplicate sites were discounted to prevent double counting. The relevant assessment has been considered through the source site where applicable.

3.19 A total of **638** sites progressed to Stage 2 for detailed site and broad location assessment. **Appendix 1** presents a schedule of discounted sites.

4. Stage 2: Site and Broad Location Assessment

4.1 In line with the HELAA PPG, Stage 2 Site and Broad Location Assessment involves the following steps and considerations:

- Estimating the development potential
- Assessing the suitability of sites/broad locations for development
- Assessing the availability of sites/broad locations for development
- Assessing the achievability of sites/broad locations for development
- Considering constraints and actions that could be taken to overcome them
- Assessing the timescale and rate of development

Suitability Assessment

4.2 The suitability assessment considered whether each site is an appropriate location for development when considered against a range of environmental, physical, landscape and heritage constraints and the potential for mitigations in accordance with Paragraph 018 of the HELAA PPG.

4.3 A range of spatial data and the existing evidence base has been used to inform the analysis, including:

- GIS analysis of the percentage of intersection between site and identified primary and secondary constraints, based on available national or local policy data (where appropriate, distance from and count of the designations on or near the site have also been considered)
- Site information including Call for Sites submission and previous HELAA
- Specialist officer assessment and wider Local Plan Evidence Base studies including the Cotswold Landscape Sensitivity Assessment (July 2026)
- Desktop review of aerial photography, and
- Site visit, where appropriate.

The following designations and/or site characteristics were considered through the suitability assessment in addition to those identified as primary constraints in Paragraph 3.13:

- National Landscape: Sites assessed as having high or medium-high landscape sensitivity through the Cotswolds Landscape Sensitivity Assessment (July 2026) are considered unsuitable for housing and economic development, other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest
- Special Landscape Areas
- Local Nature Reserves (LNR)
- Flood Risk, including land within Flood Zones 2 and 3 and areas susceptible to surface water or groundwater flooding
- Groundwater Source Protection Zones
- Access and physical constraints, including a high level assessment of whether suitable access could be achieved from the highway network and the presence of Public Rights of Way
- Conservation Areas
- Listed Buildings
- Agricultural Land Classification
- Natural Environment, including the presence of Tree Preservation Orders and other ecological features
- Safeguarding Zones
- Ground Conditions and Environmental Hazards

4.4 Sites are categorised as suitable, potentially suitable or unsuitable, accompanied by a high-level summary of key constraints present on site (including whole and partial intersection):

- **Suitable:** Site provides an appropriate location for development with no or minor constraints present.
- **Potentially suitable:** Site provides a potentially appropriate location for development subject to further technical investigation and mitigation of identified constraints.
- **Unsuitable:** Site is subject to one or more significant constraints which could not be reasonably mitigated to provide an appropriate location for development.

4.5 Where a site is partially constrained by environmental or physical factors, but a portion of the site is potentially developable, its site area is adjusted to reflect the developable area and the estimation of development capacity is applied to the reduced site area.

4.6 A small number of HELAA sites comprise extant allocations in the adopted 2011-31 Local Plan planning permissions for housing and economic development uses. These sites are reviewed to consider whether circumstances have changed which would alter their suitability and generally considered suitable for development in line with the PPG.

Availability Assessment

4.7 The availability of sites and broad locations was assessed having regard to:

- Land ownership, including whether the site may be in multiple ownership
- Development intention, including if the site is actively promoted for development, and
- Known legal or ownership issues

4.8 The availability assessment was informed by information received through recent Call for Sites, Regulation 18 Consultation, recent planning history and engagement with landowners.

4.9 As part of the Call for Sites process, promoters were asked to confirm whether they own the site or have the landowner's consent to promote it for development, and to provide an indication of when the site may become available for development. Legal and land ownership searches have not been conducted at this stage.

4.10 A site was considered available where, based on the best information available, there were no known ownership, legal or other impediments that would prevent it from coming forward for development within the plan period. In most cases, sites that are actively promoted in the last 5 years by a landowner or developer are generally assumed to be available in the foreseeable future.

4.11 Where there are potential availability issues, for example where multiple ownerships have not been demonstrably resolved or where recent confirmation of availability has not been received from the landowner or promoter, sites have been marked as potentially available. Further investigation, such as landowner engagement, is required to confirm whether these sites are available for development.

4.12 Sites were categorised as follows:

- **Available:** Site is actively promoted for development, such as supported by recent Call for Sites submissions or planning application, and has no known impediments to development.
- **Potentially Available:** Site is not subject to any known impediments to development based on the best information available, but would require further work, such as landowner engagement, to confirm its current availability. This includes sites where land ownership arrangements have not been demonstrably resolved, or where no recent confirmation has been received from the landowner or promoter regarding the site's availability for development.
- **Unavailable:** Site is confirmed as unavailable for development within the plan period by the landowner.

Achievability Assessment

4.13 Paragraph 020 of the HELAA PPG recommends the achievability assessment to consider whether there is a reasonable prospect that the type of development will be achieved on the site at a particular time, based on the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

4.14 The achievability assessment was informed by the findings of the Cotswold District Local Plan Viability Assessment (July 2026), which demonstrates that development is generally viable across the range of development typologies assessed. In line with this evidence, the HELAA focused on whether there are site-specific factors that may affect the viability or delivery of development.

4.15 In assessing achievability, regard was given to:

- The price point area within which the site is located
- The existing land use (such as greenfield or previously developed land) and associated benchmark land value
- The proposed or assessed land use, and
- The proposed scheme size, building typology and density.

4.16 The analysis was also complemented by site-specific considerations of abnormal costs and other factors affecting achievability, identified through Call for Sites submissions, specialist assessments and desktop review. Key factors considered included:

- Costs associated with treatment for contaminated sites or listed buildings
- Costs associated with brownfield, phased or complex sites
- Demolition of existing structures

- Flood prevention measures at waterside locations
- Remodelling land levels
- Relocating infrastructure such as substations or power lines, and
- Significant access improvements required.

4.17 Based on the assessment of the above factors, sites were classified under the following categories:

- **Achievable:** Site is of a viable development typology based on land use, price point area, site type and development density. There are no known factors that may impact its achievability.
- **Potentially Achievable:** Site is of a potentially viable development typology based on land use, price point area, site type and development density. It may be subject to physical, infrastructure or other factors that may impact its achievability.
- **Unachievable:** Site is not considered to be achievable due to viability or other factors. No sites were classified as unachievable in this assessment.

4.18 It is important to note that the viability work undertaken is based on the assessment of typologies that are broadly representative of the potential sites in the plan-making area and does not involve site specific assessments of viability or delivery.

Estimating Development Potential

4.19 Paragraph 025 of the HELAA PPG recommends that the estimated development potential of each site should be guided by existing or emerging plan policy, including locally determined policies on density.

4.20 For sites assessed as suitable, available and achievable (including those assessed as potentially suitable, potentially available and potentially achievable), an indicative development capacity was estimated using the following approach:

- Determine the Gross Developable Area: Reduce the gross developable area, where appropriate, to account for land affected by key constraints.
- Apply a net developable area assumption: For residential sites, a gross-to-net adjustment was applied to reflect the need for infrastructure, open space, landscaping, access and other non-developable uses.
- Apply density or plot ratio assumptions: Residential capacities were estimated using density assumptions derived from the Housing Density and Optimising Housing Delivery Technical Paper (July 2026). Employment capacities were estimated using plot ratios set out in the Cotswold Employment Land Review (July 2026).
- Refine Capacity Estimate: The resulting capacity estimates were reviewed and refined where there was reasonable justification to do so, taking account of planning history, site-specific technical evidence, promoter information or other relevant information regarding how a site could be developed.

4.21 For residential (including mixed use) development, Table 1 sets out how gross-to-net assumptions were applied based on the need for larger sites to accommodate a greater proportion of on-site infrastructure:

Table 1: Gross to net ratio area multiplier

Site size (Ha)	Discounted site area	Gross to net ratio area multiplier
0 - 0.4	0	100%
0.4 - 2	17%	83%
2+	37%	63%

4.22 Net residential capacities were then estimated using the density assumptions set out in the Housing Density and Optimising Housing Delivery Technical Paper (July 2026). Sites were assigned an appropriate density range based on their location and characteristics, with the midpoint of the recommended net density range used to calculate an indicative housing capacity.

Table 2: Density multiplier applied

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

4.23 Employment capacities were estimated using the plot ratio assumptions set out in the Cotswold Employment Land Review (July 2026). A plot ratio of 0.5 was applied to office development and 0.4 to industrial development. A blended ratio of 0.45 is applied where submissions do not indicate the proposed use class.

4.24 The capacities of some sites were further refined where there was reasonable justification to do so. This included information from previous planning application history, indicative masterplans demonstrating how a site could be laid out, site-specific technical evidence, promoter information or other relevant information.

4.25 The high-level capacity estimates identified through the HELAA are indicative. Development capacities may be refined further through the site allocation process, the preparation of detailed masterplans and supporting technical evidence, and the determination of planning applications.

Deliverability Assumptions

4.26 The HELAA PPG advises that an assessment should be made of the estimated build-out rates for sites and broad locations, together with an indicative trajectory of anticipated development based on the evidence available.

4.27 The assessment of deliverability was informed by the Council's housing trajectory and site delivery assumptions set out in the Housing Land Supply Topic Paper (July 2026) and the Housing Delivery Study (July 2026). This includes assumptions relating to lead-in times, build-out rates and the likely timing of development.

Overcoming Constraints

4.28 The HELAA PPG states that where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners, which may affect the availability of the site.

4.29 The suitability, availability and achievability assessments have taken account of the potential for identified constraints to be overcome or mitigated. **Appendix 3** provides a summary of the typical actions that may be required to overcome common constraints identified through the assessment. Further consideration of identified constraints and the actions required to address them are undertaken through the plan-making process and subsequent stages of site selection, detailed masterplanning and planning applications.

5. Stage 3: Windfall Assessment

5.1 The HELAA PPG states that a windfall allowance may be included within the anticipated housing supply where there is compelling evidence to support its inclusion, having regard to paragraph 70 of the National Planning Policy Framework. The PPG also confirms that broad locations identified for development in Years 6–15 may include a windfall allowance.

5.2 The Council's assessment of windfall development and the evidence supporting the use of a windfall allowance are set out in the Housing Land Supply Topic Paper (July 2026).

6. Stage 4: Assessment Review and Stage 5: Final Evidence Base

6.1 Following completion of the suitability, availability and achievability assessments, sites were reviewed and assigned one of three classifications reflecting their potential to come forward for development within the plan period:

- **Deliverable / Developable:** Sites considered suitable, available and achievable for development within the plan period.
- **Potentially Deliverable / Developable**: Sites that may have the potential to come forward for development within the plan period, subject to identified constraints being addressed.
- **Not Deliverable / Developable:** Sites that are not considered suitable, available or achievable for development within the plan period.

6.2 The classifications reflect the findings of the HELAA assessment and the extent to which sites are considered capable of being delivered, taking account of identified constraints and the likelihood that these can be overcome during the plan period.

6.3 The detailed site assessment findings are provided in **Appendix 2**. This includes the site assessment summary and maps showing the location of assessed sites and the outcome of the HELAA assessment.

6.4 The HELAA identifies a theoretical capacity of approximately 82,957 dwellings and 256,852 sqm of economic floorspace (excluding mixed use sites) across all assessed sites. This represents the total indicative capacity identified through the HELAA process and includes sites assessed as deliverable or developable (including potentially deliverable or developable).

6.5 The development capacity identified through the HELAA represents a high-level estimate of potential development opportunity and should not be interpreted as an indication that all identified sites will be allocated for development or delivered within the plan period. Inclusion within the HELAA does not imply that a site will be allocated in the Local Plan or that planning permission will be granted. Further assessment of sites will be undertaken through the plan-making process, as set out in the Site Selection Topic Paper, which will consider the sites in relation to the Local Plan Spatial Strategy and further detailed technical evidence.

Appendix 1: Schedule of Discounted Sites

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
A6	Adjacent The Old Station House, Station Road	Andoversford	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
B15A	Land south of The Manor Fields	Bourton-on-the-Water	1.29	Housing	Discounted	Wholly constrained by Designated Local Green Space
B15B	Land at The Manor Fields	Bourton-on-the-Water	2.05	Housing	Discounted	Wholly constrained by Scheduled Monument
B16	Land north of Lamberts Field	Bourton-on-the-Water	0.52	Housing	Discounted	Wholly constrained by Scheduled Monument
B23	Garage block near Rye Crescent	Bourton-on-the-Water	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
B24	Gardens near Rectory Lane	Bourton-on-the-Water	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
B29	Large gardens east of junction of Roman Way and Moor Lane	Bourton-on-the-Water	0.38	Housing	Discounted	Wholly constrained by Scheduled Monument
B51	Land at Clapton Row	Bourton-on-the-Water	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
BK12	Blockley allotments (northern part)	Blockley	1.46	Allotments on BK12	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
BK16	Land east of Sheaf House Farm Buildings	Blockley	-	Housing	Discounted	Duplicate - site subsumed into BK7B
BK20	Land at Backends	Blockley	-	Housing	Discounted	Duplicate - site subsumed into BK24
C10	26 Ashcroft Road	Cirencester	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C101A	Magistrates Court	Cirencester	0.10	Dependent on Town Centre Masterplan	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C106D	Sheep Street Island SE parcel	Cirencester	0.02	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C134	Vyners Close	Cirencester	0.75	Housing	Discounted	Planning permission for one dwelling (15/01951/FUL) and development complete
C135	Waterloo Car Park	Cirencester	0.67	Dependent on Town Centre Masterplan	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
C141B	Land rear of Purley Road	Cirencester	0.17	Housing	Discounted	Wholly constrained by Flood Zone 3
C143	Playing Field, off Trinity Road	Cirencester	0.40	Housing	Discounted	Wholly constrained by Scheduled Monument
C145	Dingley Dell Car Park	Cirencester	0.51	Housing	Discounted	Wholly constrained by Scheduled Monument
C150	Abbey Car Park	Cirencester	0.29	Housing	Discounted	Wholly constrained by Scheduled Monument
C155	Garage, Purley Avenue	Cirencester	0.05	Housing	Discounted	Planning permission (17/04588/FUL) and development complete
C156	Jubilee Club, Ashcroft Road	Cirencester	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C167	Land off Barn Way	Cirencester	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
C176	Land to the rear of 28 Cheltenham Road, Stratton	Cirencester	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C181	Royal Agricultural University	Cirencester	18.59	Uses directly related to the Royal Agricultural University	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
C183	Land east of Stratton Mill	Cirencester	1.70	Community / Environmental	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
C188	Land at Phoenix House, Bristol Road, GL7 1QG	Cirencester	1.04	Housing	Discounted	Wholly constrained by Scheduled Monument
C33	8 Thomas Street	Cirencester	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C42	Land off Berry Hill Crescent, also known as "The Humpty Dumps"	Cirencester	4.71	Housing	Discounted	Wholly constrained by Designated Local Green Space
C57	Forum Car Park	Cirencester	0.54	Dependent on Town Centre Masterplan	Discounted	Wholly constrained by Scheduled Monument
C60	Garage Site, Apsley Road	Cirencester	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C70B	Land adjacent Brewery Car Park (The Existing Bowls Club)	Cirencester	0.25	Housing	Discounted	Wholly constrained by Scheduled Monument
C82A	Paternoster School, Watermoor Road	Cirencester	0.43	Housing	Discounted	Wholly constrained by Scheduled Monument
C89	Land off Purley Road	Cirencester	1.18	Housing	Discounted	Wholly constrained by Scheduled Monument
C90	Land opposite 230 Stratton Heights	Cirencester	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
C93	Land to rear of Querns School	Cirencester	0.34	Housing	Discounted	Wholly constrained by Scheduled Monument
C98	Gardens to rear of 28A-36 London Road	Cirencester	0.23	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC1	Craftwork shops, situated off Sheep St with potential to convert buildings	Chipping Campden	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC33	Station Road Garage, Station Road	Chipping Campden	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC37	Wolds End Orchard, Back Ends	Chipping Campden	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC42	Royal Mail Delivery Office, Back End	Chipping Campden	0.06	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC46A	Land adjacent to Top farmhouse and the west of Blind Lane	Chipping Campden	0.12	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
CC46B	Land adjacent to Top farmhouse and the west of Blind Lane	Chipping Campden	0.06	Housing / Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC47	Land at junction of Conduit Hill and Blind Lane	Chipping Campden	0.20	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC47A	Top Farm Blind Lane	Chipping Campden	-	Housing	Discounted	Duplicate - site subsumed into CC81
CC53	Land south-east of George Lane	Chipping Campden	-	Housing	Discounted	Duplicate - site subsumed into CC70
CC56	Land west of Grigg's Close, GL55 6JW	Chipping Campden	-	Housing	Discounted	Duplicate - site split into A and B
CC62	Land at Poplars Farm, Westington	Chipping Campden	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
CC63	Wolds End Orchard	Chipping Campden	1.06	Car park	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
CC68, CC69, CC73, CC74, CC76	Chipping Campden: Strategic extension north-east of Chipping Campden	Chipping Campden	-	Strategic extension of Chipping Campden	Discounted	Duplicate - grouped sites assessed separately
DA12	Land east of Oak Road	Down Ampney	-	Housing	Discounted	Duplicate - site subsumed into DA17A
DA13	Land east of Oak Road	Down Ampney	-	Housing	Discounted	Duplicate - site subsumed into DA21
DA15	Land south of Charlham Way	Down Ampney	0.63	Housing	Discounted	Wholly constrained by Designated Local Green Space
DA17A to DA31	Down Ampney: New town surrounding Down Ampney	Down Ampney	-	Strategic site	Discounted	Duplicate - grouped sites assessed separately
DA19	Alex Farm	Down Ampney	152.20	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA23	Land north west of Down Ampney	Down Ampney	190.80	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA24	Land south west of Down Ampney	Down Ampney	195.74	Strategic site	Discounted	The site predominantly falls outside of the Plan Area.
DA25	Land north of Latton and south of Croft Lane	Down Ampney	5.63	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA26	Land between Cirencester Road and A419(T) (northern site)	Down Ampney	22.71	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA27	Land between Cirencester Road and A419(T) (southern site)	Down Ampney	35.77	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA28	Land west of the A419(T) and west of Latton	Down Ampney	85.51	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA29	Land at Wharf Farm	Down Ampney	0.78	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA3	Land adjacent to 47	Down Ampney	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
DA30	Land north of Cerney Wick Lane and east of canal	Down Ampney	2.03	Strategic site	Discounted	Site falls fully outside of the Plan Area

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DA31	Land north of Cerney Wick Lane and west of canal	Down Ampney	0.42	Strategic site	Discounted	Site falls fully outside of the Plan Area
DA5, DA17A, DA20A, DA21, DA22A, DA32	Down Ampney: Strategic extension of Down Ampney	Down Ampney	-	Strategic extension of Down Ampney	Discounted	Duplicate - grouped sites assessed separately
F1	Telephone exchange, London Road	Fairford	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
F21	Moor Lane	Fairford	0.31	Housing	Discounted	Planning permission for a self-build dwelling (24/00605/OUT). The site is therefore not capable of delivering 5 or more dwellings and falls below the threshold for assessment.
F42	Fairford Ground, south of Horcott	Fairford	0.32	Housing	Discounted	Planning permission (ref: 25/03795/TDC) for one dwelling. Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
F56	Waiten Hill Yard, Milton End	Fairford	-	Housing	Discounted	Duplicate - site split into A and B
F57A, F57B, F57C	Fairford: Strategic extension north-east of Fairford	Fairford	-	Housing / community	Discounted	Duplicate - grouped sites assessed separately
K12	Land south-west of Kemble (Site A)	Kemble	66.05	Strategic extension	Discounted	Site subsumed into K16
K12B	Land south-west of Kemble (Site B)	Kemble	-	N/A	Discounted	Duplicate - site reconfigured as K12
K12C	Land south-west of Kemble (Site C)	Kemble	-	N/A	Discounted	Duplicate - site reconfigured as K12
K15	Land south of Cotswold Airport	Kemble	16.28	Employment	Discounted	Duplicate - site subsumed into K16
K1C	Kemble Playing Field	Kemble	1.70	Housing	Discounted	Wholly constrained by Designated Local Green Space
K2B	Land at Station Road (Local Green Space)	Kemble	0.58	Local Green Space	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
K3, K6A, K6B	Land east of Clayfurlong Grove – Orchard Field	Kemble	-	Housing	Discounted	Duplicate - grouped sites assessed separately
K6B	Clayfurlong Barns, A429	Kemble	0.12	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
K7A, K7B, K15	Kemble: New settlement at Cotswold Airport	Kemble	-	New settlement	Discounted	Duplicate - grouped sites assessed separately
K7B	Cotswold Airport (Wiltshire)	Kemble	56.79	New settlement	Discounted	Site falls fully outside of the Plan Area
K9	Land south of Home Farm and east of the railway line	Kemble	3.66	Housing	Discounted	Duplicate - site subsumed into K16
K9, K12, K13A	Kemble: Strategic extension south-west of Kemble	Kemble	-	Housing	Discounted	Duplicate - grouped sites assessed separately
L1	Telephone Exchange	Lechlade-on-Thames	0.22	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

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L11	Land adjacent to Gassons Road	Lechlade-on-Thames	0.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
L12	Land west of Swansfield Road and south of Rough Grounds Farm	Lechlade-on-Thames	7.07	Housing	Discounted	Wholly constrained by SSSI
L16B	Land between Rough Grounds Farm and Smyrell Farm	Lechlade-on-Thames	6.41	Housing	Discounted	Wholly constrained by Designated Local Green Space
L17	Land north of Hambridge Lane	Lechlade-on-Thames	0.28	Housing	Discounted	Wholly constrained by Scheduled Monument
L8	Land east of Gassons Road	Lechlade-on-Thames	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M1	Land south of Warneford Place, rear gardens	Moreton-in-Marsh	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M43	Old Town Workshop, St Georges Close	Moreton-in-Marsh	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M52	Rear of 13–15 Warnford Place	Moreton-in-Marsh	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
M62	Fourshires Farm, London Road	Moreton-in-Marsh	12.18	Housing	Discounted	The site predominantly falls outside of the Plan Area.
M63	British Legion Site	Moreton-in-Marsh	0.29	Transport hub	Discounted	Full planning permission (25/01678/FUL) for a transport hub
MK1AB, MK3, MK7, MK16, MK17, MK21, MK22, MK23	Mickleton: Land north of Mickleton	Mickleton	-	Strategic extension of Mickleton	Discounted	Duplicate - grouped sites assessed separately
MK5	Land at Granbrook Lane B	Mickleton	1.15	Housing	Discounted	Site withdrawn from SHELAA
MK12B	Birchfield, Broad Marston Road	Mickleton	0.12	Housing	Discounted	Site has planning permission (22/00541/FUL) for a replacement dwelling. Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment.
N11B	Church Farm (undeveloped part)	Northleach	0.07	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N12A	Land south-west of Bettenson Rise	Northleach	0.47	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N13B	Land north-west of Hammond Drive & Midwinter Road	Northleach	0.16	Mixed use	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N15	Land at Farmington & rear of Fortey Road	Northleach	0.31	Housing	Discounted	Wholly constrained by Designated Local Green Space
N17	Land adjacent to 2 Fortey Road	Northleach	9.73	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N19	Land south of King George's Field	Northleach	1.07	Extension to School	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.

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N22	Either side of Farmington Road	Northleach	-	N/A	Discounted	Duplicate - site subsumed into N23 and N24
N5A	Ambulance Station	Northleach	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
N5B	Fire Station	Northleach	0.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R104	Site at Courts Close	Chedworth	0.09	Housing / employment	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R109	Garage Site	Coates	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R11	Land opposite the former Butchers' Arms	Ampney Crucis	-	Housing	Discounted	Site subsumed into R583
R111B	Hardwood Plantation	Coates	0.32	Housing	Discounted	Site has been planted as a hardwood plantation
R12	Site 1 west of School Lane	Ampney Crucis	-	Housing	Discounted	Duplicate - site subsumed into R583
R124	Land at the Vicarage (Site B)	Coln St. Aldwyns	0.20	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R168	Field to the rear of New Road	Ebrington	1.44	Housing	Discounted	Planning permission (ref: 15/05572/OUT) and development complete
R177	Land adjacent Abbels House	Elkstone	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R180A	Land at Field View, Green's Close	Great Rissington	0.12	Housing / community	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R183	Tally Ho Lane / Old Garage Site, outside CA	Guiting Power	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R188	Garden to rear 4/5 Hasleton	Hazleton	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R204	Land to the rear of Paradise Farm, High Street	Kempsford	1.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R220	Land near Glebe Farm Bungalow	Upper Rissington	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R242	Maugersbury Orchard	Maugersbury	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R258	Land adjacent the Village hall and Jasmine Cottage (Site A)	Naunton	0.12	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R260	Land at Naunton Inn Farm, near Aylworth Road	Naunton	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R262, R263	North Cerney: Strategic extension north and south of North Cerney	North Cerney	-	Housing	Discounted	Duplicate - grouped sites assessed separately
R275	Land at Westend Bungalow	Poole Keynes	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R276	Land opposite Gable Cottage	Poole Keynes	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R281, R282A, R282B, R283, R519, R521, R636, R637, R650	Preston: Strategic extension south of Preston	Preston	-	New settlement	Discounted	Duplicate - grouped sites assessed separately
R297	Land at Ox Yard	Rodmarton	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R3	Land Adjacent to 2-3 The Approach	Ampney Crucis	0.04		Discounted	Site withdrawn
R329	Site 1 - Land at Fyfield	Fyfield	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R347	Land at Upper Oddington	Oddington	-	Housing	Discounted	Duplicate - assessed separately
R401	Land at Compton Abdale	Compton Abdale	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R413	Horseyfield, land north of Northcot Lane	Draycott	-	Housing	Discounted	Site subsumed into R663
R413A	Horseyfield, land north of Northcot Lane	Draycott	-	Housing	Discounted	Site subsumed into R663
R416	8 Coates Lane	Coates	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R417	16/17 Coates Lane	Coates	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R418	Land adjacent 16/17 Coates Lane	Coates	0.03	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R422	Land adjacent to no. 29	Colesbourne	0.14	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R424	Part of enclosed walled garden	Colesbourne	0.12	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R425	Site at rear of Colesbourne Inn	Colesbourne	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R426	Site adjacent to Home Farm Cottages	Colesbourne	0.05	Housing / Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R428	Aston Down	Sapperton	23.28	Housing	Discounted	The site predominantly falls outside of the Plan Area.
R429	Land at May Lane	Ebrington	0.62	Housing	Discounted	Planning permission and development complete for 3 dwellings (18/00996/OUT)
R430	Greenacres, West End	Avening	0.40	Housing	Discounted	Duplicate – site assessed under R489
R435	Land at North Terrace	Coberley	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R436	Site A, Land at 55 & 57 The Street	Didmarton	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R438	Site C, Land adjacent to 49 The Street	Didmarton	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R441	Land north-east of Old Manor Farm House	Didmarton	0.28	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

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R45	The Sunground	Avening	0.43	Housing	Discounted	Planning permission and development complete for 9 dwellings (19/04221/FUL)
R453	Land at Hill View	Elkstone	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R455A	Land Enfield Farm	Elkstone	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R455B	Land Enfield Farm	Elkstone	0.01	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R458	Barn A at Lower Lemington	Lower Lemington	0.03	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R459	Barn B at Lower Lemington	Lower Lemington	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R460	Barn C at Lower Lemington	Lower Lemington	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R461	Barn D at Lower Lemington	Lower Lemington	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R462	Barn E at Lower Lemington	Lower Lemington	0.01	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R463	Land at The Sunground, adjacent Jubilee House	Avening	0.25	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R465	Land at Burcombe, Woodmancote 1	Woodmancote	0.34	Housing	Discounted	Planning permission (ref: 19/03380/OUT) and development complete
R479	Land adjacent to the Cricket Ground	Birdlip	-	Commercial	Discounted	Duplicate - site subsumed into RUR_E22
R486	Grain Dryer	Ampney Crucis	-	Housing	Discounted	Site subsumed into R13 and R583
R492	Land south-east of Midsummer Cottage	Ampney St Mary	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R493	Barns north-east of Midsummer Cottage	Ampney St Mary	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R494	Land between Twin Cottage and Chestnut Cottage	Ampney St Mary	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R496	Land east of Birch Farm	Ampney Crucis	-	Housing	Discounted	Duplicate - site subsumed into R649 and R672
R498	Iron Barn, GL7 5LZ	Bibury	0.33	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R499	Land adjacent to Orchard Bank, Stow Road	Bledington	1.19	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R503	Newport Farm, GL54 4NU	Chedworth	0.35	Tourism	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R506	Land off A435, opposite The Old Rectory	Colesbourne	0.11	Graveyard	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R510	Packhorse Paddock	Poulton	0.75	Housing / employment	Discounted	Wholly constrained by Flood Zone 3
R511	Priory Cottages Plot	Poulton	0.16	Housing / Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

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R514	Ranbury Plot	Poulton	0.21	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R515	Land east of Bell Lane, Poulton	Poulton	1.00	Housing	Discounted	Development complete
R525A	Macks Farm, Water Lane, GL7 6DS	Somerford Keynes	0.25	Housing	Discounted	Wholly constrained by Flood Zone 3
R525B	Macks Farm, Water Lane, GL7 6DS	Somerford Keynes	2.14	Housing	Discounted	Wholly constrained by Flood Zone 3
R532	Land at Quarry Stables	Westcote	0.79	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R539	The Classic Motor Hub, Old Walls, GL7 5NX	Bibury	0.10	Commercial	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R544	Land south of Orchard Cottage, GL54 2ND	Little Rissington	0.72	Housing	Discounted	Site has planning permission (ref: 19/03003/OUT) and development is complete.
R550	Land NE of Cotswold Agricultural Centre	Driffield	0.01	Employment	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R552	Poole Farm, The Street	Boxwell with Leighterton	1.38	Housing	Discounted	The site is under construction for the conversion and erection of four dwellings (23/03100/FUL), with limited intensification opportunities above the HELAA threshold.
R557	Farmington Quarry	Farmington	16.77	Mixed use	Discounted	Wholly constrained by RIGS (Farmington Quarry)
R56	Land north of Bibury	Bibury	1.08	Housing / community	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R560	Field south-west of Longborough	Longborough	0.32	Housing	Discounted	Planning permission and development complete for 9 dwellings (10/00338/FUL)
R561	Land adjacent to Plum Tree Close	Longborough	1.60	Housing	Discounted	Planning permission and development complete for 14 dwellings (17/00321/OUT and 18/02207/REM)
R563	Plot adjacent to village hall	Chedworth	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R571A, R571C, R571D	Driffield: New settlement west of Driffield	Driffield	-	New settlement	Discounted	Duplicate - grouped sites assessed separately
R571E	Lower Farm	Driffield	0.16	N/A	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R573	Land adjacent Saltway House, Packhorse Lane	Bibury	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R578	Dalescroft, Notgrove Station, GL54 3BU	Notgrove	0.24	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R579	The Hemplands	Chedworth	0.04	Renewable energy	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
R580	Land at The Glebe	Sapperton	0.09	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R583B, R583C, R583D	Land North of Ampney Crucis	Ampney Crucis	-	Housing	Discounted	Duplicate - grouped sites assessed separately

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R584	Northwick Mill Farm	Blockley	0.31	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R586	Windrush Camp	Windrush	29.59	Solar Farm	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
R588	The Tallet House	Duntisbourne Leer	0.52	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R589	Land at Long Newnton	Long Newnton	0.29	Housing	Discounted	Duplicate – site assessed under R456
R590	Scrap and Haulage Yard Gilder, Fosseway	Lower Slaughter	0.64	Electric vehicle charging station	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
R593	Land adjoining Townsend Farmyard	Culkerton	0.06	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R594	Townsend Farmyard	Culkerton	0.20	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R595	Land adjoining no.3 Culkerton	Culkerton	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R596	Land south of Oxleaze Road	Culkerton	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R599	Land Opposite Former Butchers Arms PH	Ampney Crucis	-	Housing	Discounted	Duplicate - became R599A
R603	Land south-west of Seven Springs Pub	Seven Springs	0.79	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R619	Land south-west of Sapperton	Sapperton	-	Housing	Discounted	Duplicate of R660
R622	Briar Hill Farm (East)	Broad Campden	0.08	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R623	Briar Hill Farm (West)	Broad Campden	0.04	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R632	Land at Horcott Lakes	Fairford	8.01	Housing / community	Discounted	Wholly constrained by SPA/SSSI
R644, R645, R646	Driffield, South Cerney, Wiltshire: Fosse Farm	Driffield	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately
R646	Fosse Farm	South Cerney	6.66	N/A	Discounted	Site falls fully outside of the Plan Area
R656, R657, R658	Driffield: Land east and south of Driffield (Ford land)	Driffield	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately
R664	Redhill Farm Barns, off Broadwell Road, GL56 0UF	Broadwell	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R665	Land off Kennel Lane, GL56 0TJ	Broadwell	0.07	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R689, R690	Land east of Driffield (Basson Land)	Driffield	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
R69	Land adjacent to Draycott Industrial Estate, Blockley Road	Blockley	0.63	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
R693, R694	Ampney St Mary, Driffield: Land south of Ampney Crucis	Ampney Crucis	-	Mixed use	Discounted	Duplicate - grouped sites assessed separately
R96	Hampton Villa	Cerney Wick	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
RE20A, RE20B, R428	Sapperton: New settlement at Aston Down Airfield	Sapperton	-	Employment	Discounted	Duplicate - grouped sites assessed separately
RURE_20B	Land at Aston Down	Aston Down (Cotswold District)	81.28	Housing	Discounted	The site predominantly falls outside of the Plan Area.
S12	St Edwards Infant School, St Edwards Drive	Stow-on-the-Wold	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S2	Fire Station, Union Street – corner plot and rear land	Stow-on-the-Wold	0.16	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S22A	King George's Recreational Field	Stow-on-the-Wold	2.06	Housing	Discounted	Wholly constrained by Designated Local Green Space
S3	Police Station, Fosse Way	Stow-on-the-Wold	0.10	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S37	Rear of 12/13 Maugersbury Park	Stow-on-the-Wold	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S5	50 King Georges Field	Stow-on-the-Wold	0.02	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
S62	Land behind Majestic Wine	Stow-on-the-Wold	0.12	N/A	Discounted	Overlap with S68
S63	Shoppers Car Park, Fosseway	Stow-on-the-Wold	0.26	Car park	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
S65A/B	Land west of Evesham Road	Stow-on-the-Wold	-	Housing	Discounted	Duplicate - site split into A and B
SC13B	Land west of Berkeley Close (ref: 16/02598/OUT)	South Cerney	6.37	Housing	Discounted	Wholly constrained by Flood Zone 3
SC19	The Vicarage	South Cerney	0.58	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
SC24	Land rear of Barclay Horn, 22 School Lane	South Cerney	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
SC27	Gateway Centre, Spine Road	South Cerney	1.80	A1/A3/A4/C1/D2/SG	Discounted	Site falls fully outside of the Plan Area
SC28	Gateway Centre, Spine Road (Mixed Use)	South Cerney	2.27	Housing	Discounted	Site falls fully outside of the Plan Area
SC33	Land north-west of South Cerney	South Cerney	15.05	Tourism	Discounted	The site is proposed for alternative land uses outside of housing and economic development and has therefore been discounted from further assessment.
SC33, SC35, R600	South Cerney: Strategic extension north-east of South Cerney	South Cerney	-	Strategic extension to South Cerney	Discounted	Duplicate - grouped sites assessed separately

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
SC9	Land adjacent All Hallows Church, Church Lane	South Cerney	0.43	Housing	Discounted	Wholly constrained by Designated Local Green Space
SD1	Siddington Play Park and football pitch	Siddington	2.43	Housing	Discounted	Wholly constrained by Designated Local Green Space
SD16	Land at Pound Close	Siddington	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
SD2	Siddington Village allotments and garage block	Siddington	1.30	Housing	Discounted	Wholly constrained by Designated Local Green Space
SD4	Land at Church Farm	Siddington	1.27	Housing / employment	Discounted	Wholly constrained by Flood Zone 3
T1	Water Works, Lowfield Road	Tetbury	0.18	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T18	Land east of Cutwell – large garden	Tetbury	0.31	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T19	Escourt House, Escourt Park	Tetbury	-	Housing	Discounted	Deleted - site included in error
T2	Garages St Marys Road by the Court House	Tetbury	0.11	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T22	Fire Station, Church Street	Tetbury	0.25	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T55	Land south-west of Northleaze	Tetbury	0.19	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T64	Land south of The Priory between Park Close and Love Lane	Tetbury	0.93	Housing	Discounted	Wholly constrained by Designated Local Green Space
T65	Lyndhurst, Bath Road	Tetbury	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T68	Land at Cutwell Farm, Cutwell	Tetbury	0.17	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
T72	IHS Offices, Cirencester Road	Tetbury	0.72	Employment	Discounted	The site is fully developed for employment use.
T9	7 Bath Road	Tetbury	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
UR4A, UR4B	Upper Rissington: Strategic extension north of Upper Rissington	Upper Rissington	-	Strategic extension to Upper Rissington	Discounted	Duplicate - grouped sites assessed separately
Various	Moreton-in-Marsh: Strategic extension north, south and east of Moreton-in-Marsh	Moreton-in-Marsh	-	Strategic extension to Moreton-in-Marsh	Discounted	Duplicate - grouped sites assessed separately
W1A	Garage workshop behind The Nook, Main Street	Willersey	0.05	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
W1B	Garden behind The Nook, Main Street	Willersey	0.13	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
W2	Petrol Filling Station, Main Street	Willersey	0.07	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Proposed Land Use	Assessment Outcome	Reason
W3	Rose Villa, Main Street	Willersey	0.15	Housing	Discounted	Based on site size, characteristics and submitted information, the site is not considered capable of delivering 5 or more dwellings and falls below the minimum threshold for assessment
W8A	Land between Collin Close and Collin Lane	Willersey	-	Housing	Discounted	Duplicate - site split into A and B

Appendix 2: Detailed Assessments and Settlement Maps

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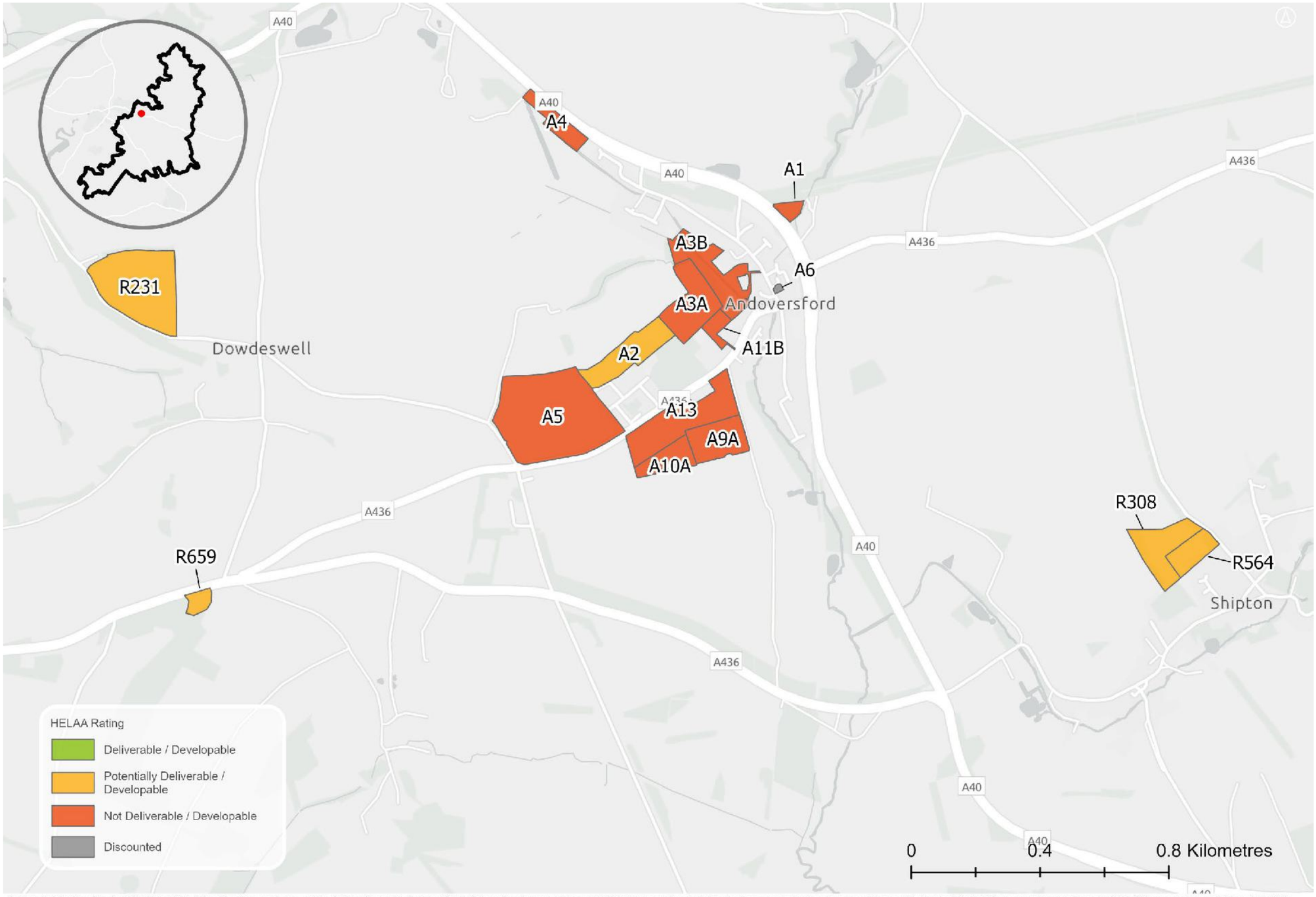
Aldsworth

One sites was assessed in this settlement but was not considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted site.



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Andoversford / Shipton / Dowdeswell



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
A1	Land adjacent Andoversford Sewage Treatment Works	Andoversford	0.36	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Superficial deposits flooding Site is partly within / contains: - Flood Zone 2 (45.42%) - Flood Zone 3 (23.48%) - Deciduous woodland (88%) The site is a in a sensitive location within the Cotswolds National Landscape adjacent to River Coln. The site is not adjacent to the existing settlement and would extend development beyond the A40. A large portion of the site is within Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation. The site is located adjacent to a sewage treatment works. There is no existing access onto the site. Access would most likely need to be created from the access road to the sewage treatment	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							works. Investigation may be required to determine whether the access is suitable for residential intensification. The site may include woodland at present which will require further ecological assessment. The site is unsuitable for development due to significant flood risk, unsustainable location and adjacency to sewage treatment works. The remaining developable area is not capable of delivering 5 or more dwellings.							
A2	Land north-west of Templefields	Andoversford	2.31	Greenfield	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is adjacent to the settlement of Andoversford within the Cotswolds National Landscape. The Study of Land Surrounding Key Settlements (2026) finds the site to have 'Medium' landscape sensitivity. The site contains several trees protected under the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Deliverable / Developable	52	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Tree Preservation Order through the centre of the site, with additional TPOs on the site boundaries. Site access could be provided through Templefields which has been shown to have capacity. Any development would need to mitigate impact on views of the listed building to the northeast. The site is allocated in the current adopted Local Plan. The site is suitable for development.							
A3A	Land to west of Station Road	Andoversford	2.53	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (3.84%) - Flood Zone 3 (4.45%) The site lies within the Cotswolds National Landscape and has been assessed as having medium–high landscape sensitivity. The northern part of parcel A3A falls within Flood Zone 3. The ridge and furrow within A3A supports species indicative of an unimproved sward, representing remnant	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							lowland meadow habitat, which is a priority habitat. Development would also harm the rural setting of Ossage Farm (Kennel House) and Manor Farm, both Grade II listed buildings. The site is unsuitable for development.							
A3B	Land to west of Station Road	Andoversford	2.72	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Deciduous woodland (20%) - Flood Zone 2 (9.9%) - Flood Zone 3 (63.37%) The site lies within the Cotswolds National Landscape and has been assessed as having medium landscape sensitivity. A large part of the site is in Flood Zone 3. A watercourse flows through the site and is likely to be a wildlife corridor. The embankment of the former Midland and South Western Junction Railway spans the southern boundary and has returned to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mature priority habitat vegetation. The site is unsuitable for development.							
A4	Land to rear of 7 & 8 Pine Halt	Andoversford	1.10	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (3.33%) - Flood Zone 3 (36.13%) The site is located inside the Cotswolds National Landscape and is assessed to have medium-high landscape sensitivity. The northwestern part of the site is within Flood Zone 3. Development of the site would be harmful to the National Landscape and would extend ribbon development out of Andoversford. The site is unsuitable for development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
A5	Land west of Templefields	Andoversford	8.38	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is located inside the Cotswolds National Landscape and assessed to have 'High' landscape sensitivity. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
A9A	Owdeswell Manor Farm	Andoversford	1.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The topography rises from east to west. Any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor (a listed building). Development would also suburbanise the entry into the village.	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since (A9)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development.							
A10A	Land south of Gloucester Road	Andoversford	1.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The topography rises from east to west. Any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor (a listed building). Development would also suburbanise the	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since (A10)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							entry into the village. The site does not have access to the road network at present and would rely on the comprehensive development of site A13. The site is unsuitable for development.							
A11B	Foxes Moon, Old Gloucester Road	Andoversford	0.52	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is in a sensitive location within the Cotswolds National Landscape. The current access to the site is a narrow single track, which extends from Gloucester Road through housing for around 80 metres until it reaches the potentially developable part of the site. This is unsuitable for a development of 5 or more homes. The access cannot be widened due to land	Available	Site is submitted by the landowner through recent Call for Sites (2024) and site availability confirmed with landowner in April 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							ownership, a listed building, and a TPO tree. The site is unsuitable for development.							
A13	Land south of Gloucester Road	Andoversford	3.72	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The topography rises from east to west. Any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor (a listed building). Development would also suburbanise the entry into the village.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development.							
R231	Land at Lower Dowdeswell	Andoversford	5.25	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) - Airfield safeguard areas (Staverton) The site is a in a sensitive location within the Cotswolds National Landscape. The site is not directly adjacent to the settlement and would result in isolated development away from the main settlement. There is existing access onto the site. Investigation may be required to determine whether suitable access can be created for residential development. The site is potentially suitable for	Potentially available	Site is submitted by the landowner in Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	144	

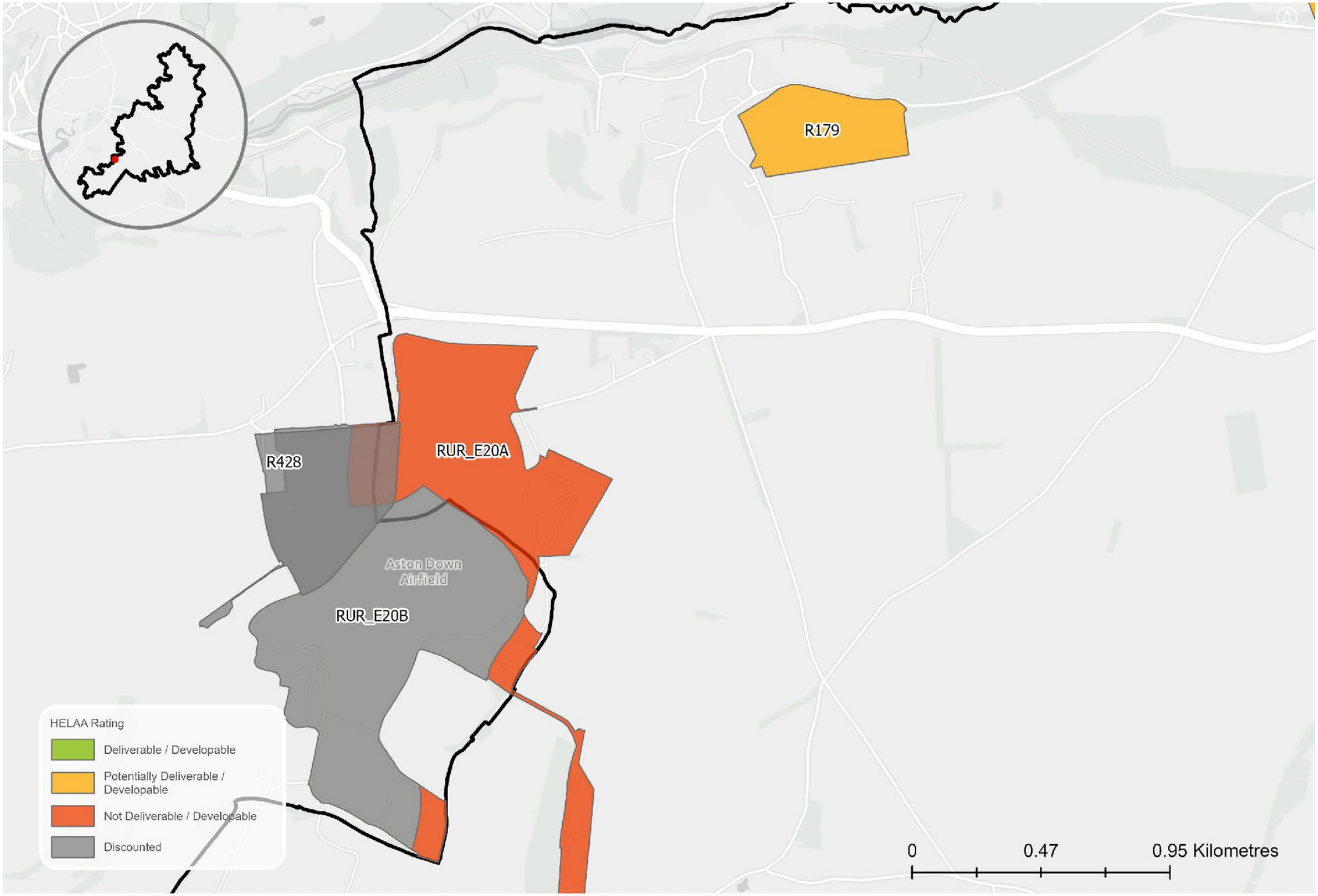
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R308	Field near Cherry Garth	Shipton	2.20	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the north of Shipton Oliffe. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is well screened by mature vegetation on the eastern and western boundaries. There is no existing vehicular access onto the site. Creation of a suitable access may be difficult due to level of dense vegetation along site boundaries.	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	60	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R564	Field near Cherry Garth	Shipton	1.17	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Shipton Oliffe. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	32	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R659	Kilkenny Land	Dowdeswell	0.48	Greenfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield safeguard areas (Staverton) Site is partially within / contains: - Gas pipeline buffer - 14 feeder Wormington / Pucklechurch (94&) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from the A436. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Overall Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape, and other identified constraints.							

Aston Down / Frampton Mansell

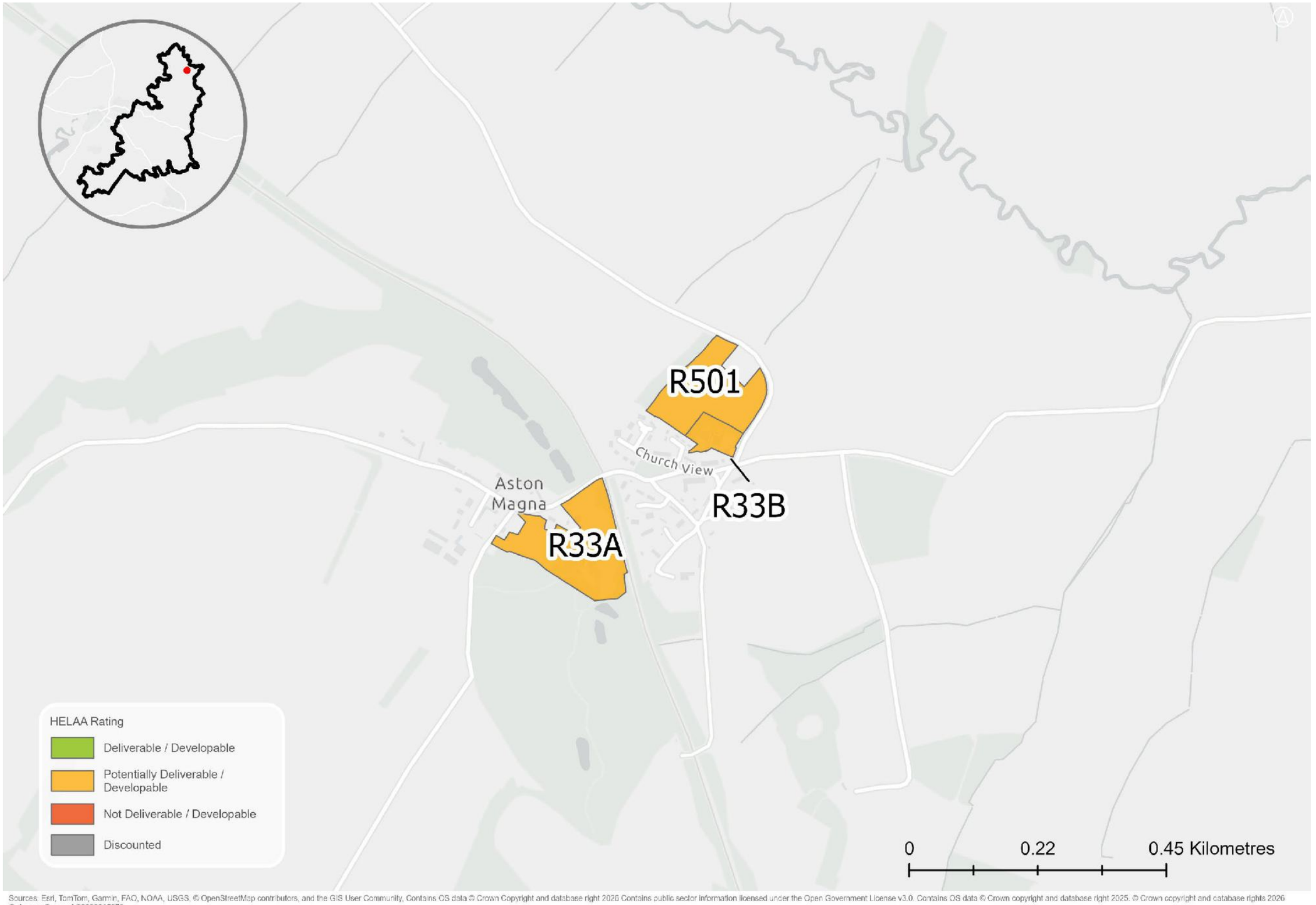


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R179	Land to south-east of Frampton Mansell	Frampton Mansell	15.37	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Aston Down • Airfield Safeguard Area - Kemble • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land (66.06%) The site comprises a greenfield agricultural field to the east of Frampton Mansell. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Frampnell Mansell Conservation Area and is within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. The site is currently accessed via agricultural lane, which is likely to require upgrading to accommodate residential development. Any improvements to access would need to be carefully considered in relation to a play space adjacent to the current access. There is little existing vegetation screening the site and the site is prevalent in views. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site submitted in the 2013 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	422	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
RURE_20A	Land at Aston Down	Aston Down (Cotswold District)	55.00	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Airfield Safeguard Area - Aston Down (93%) - Airfield Safeguard Area - Kemble (93%) - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (8%) The site is a partly brownfield site associated with the Aston Down Aerodrome within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is located on the edge of and in an isolated part of the plan area, with part of the site falling outside of the plan area. There is existing access to the site from Cirencester Road to the west. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through the Call for Sites 2015. Availability has not been confirmed since. (RUR_E20)	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be additional costs associated with redeveloping the airfield.	Not Deliverable / Developable	0	

Aston Magna



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R33A	Timber Yard	Aston Magna	2.43	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding - Special landscape area - Moreton-in-Marh surrounds special Site is partly within / contains: - Deciduous woodland (17%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is not adjacent to the existing settlement. The site has existing timber yard in the eastern portion of the site. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is bordered by an existing railway line. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	55	
R33B	Redundant Farm Buildings	Aston Magna	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding - Special landscape area - Moreton-in-Marh surrounds special The site is not adjacent to the existing settlement. The site is currently agricultural land. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access and other identified constraints.							
R501	Land to the north & east of Church View	Aston Magna	1.90	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Special landscape area - Moreton-in-Marh surrounds special The site is not adjacent to the existing settlement. The existing site is agricultural land within the Special Landscape Area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	52	

Avening

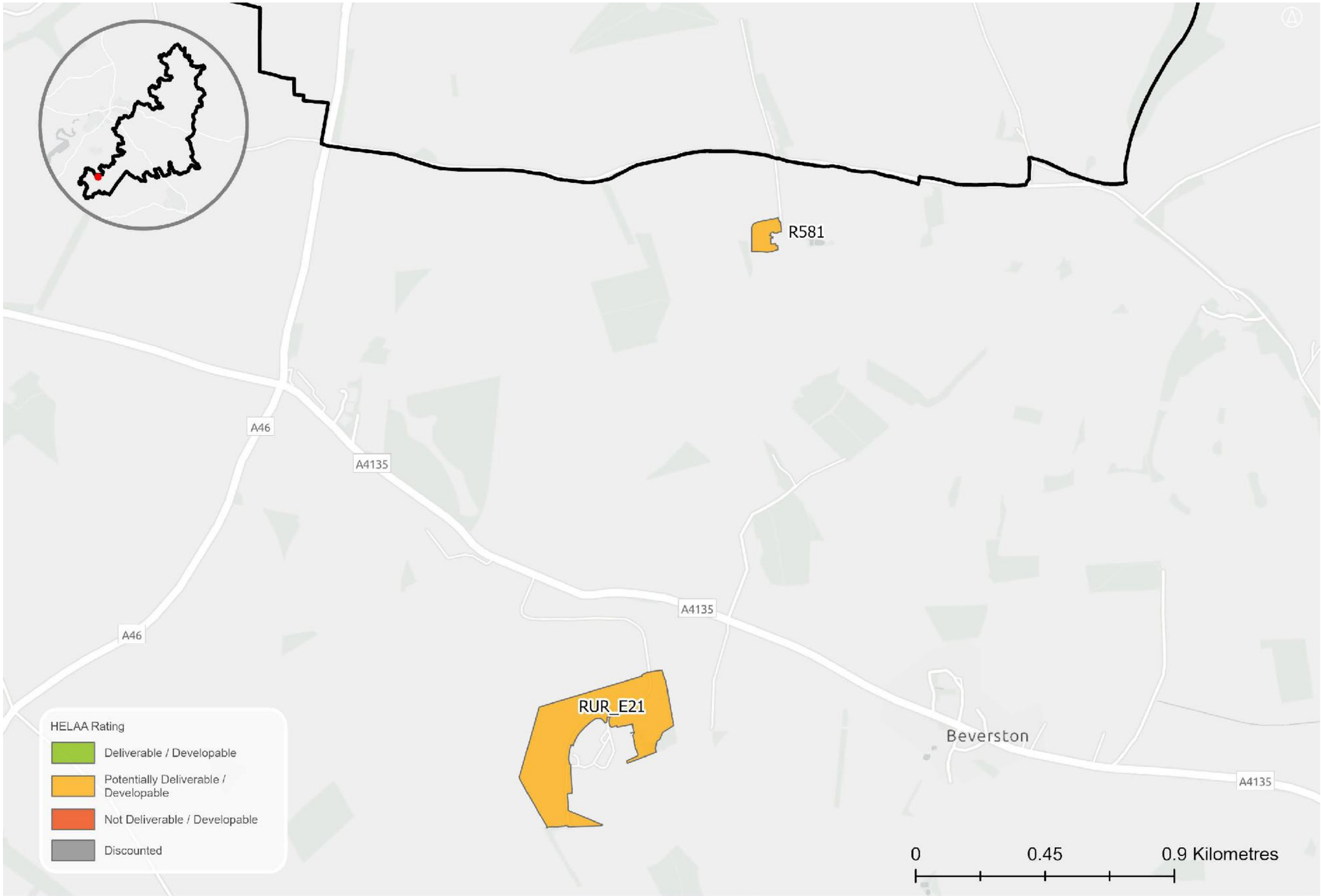


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R489	Greenacres	Avening	7.88	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 3 Agricultural Land (61.67%) The site is a greenfield site located to the southwest of Avening. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) as having 'High' landscape sensitivity. There is existing access to the site from an access road along the eastern boundary. Further investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is disconnected from the main settlement of Avening and would have harmful impacts on the National Landscape. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through the Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R648	Land on west side of Tetbury Hill	Avening	2.30	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 3 Agricultural Land (9.74%) The site is a greenfield site located to the southwest of Avening. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) as having 'High' landscape sensitivity. The site is on a steep hill and provides extensive views over Avening. It would be prominent in the settlement's backdrop. There is no existing access to the site. A suitable access may be difficult to create due to topography. The site contains a lot of vegetation and development may harm biodiversity. A Public Right of Way cuts through the site. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

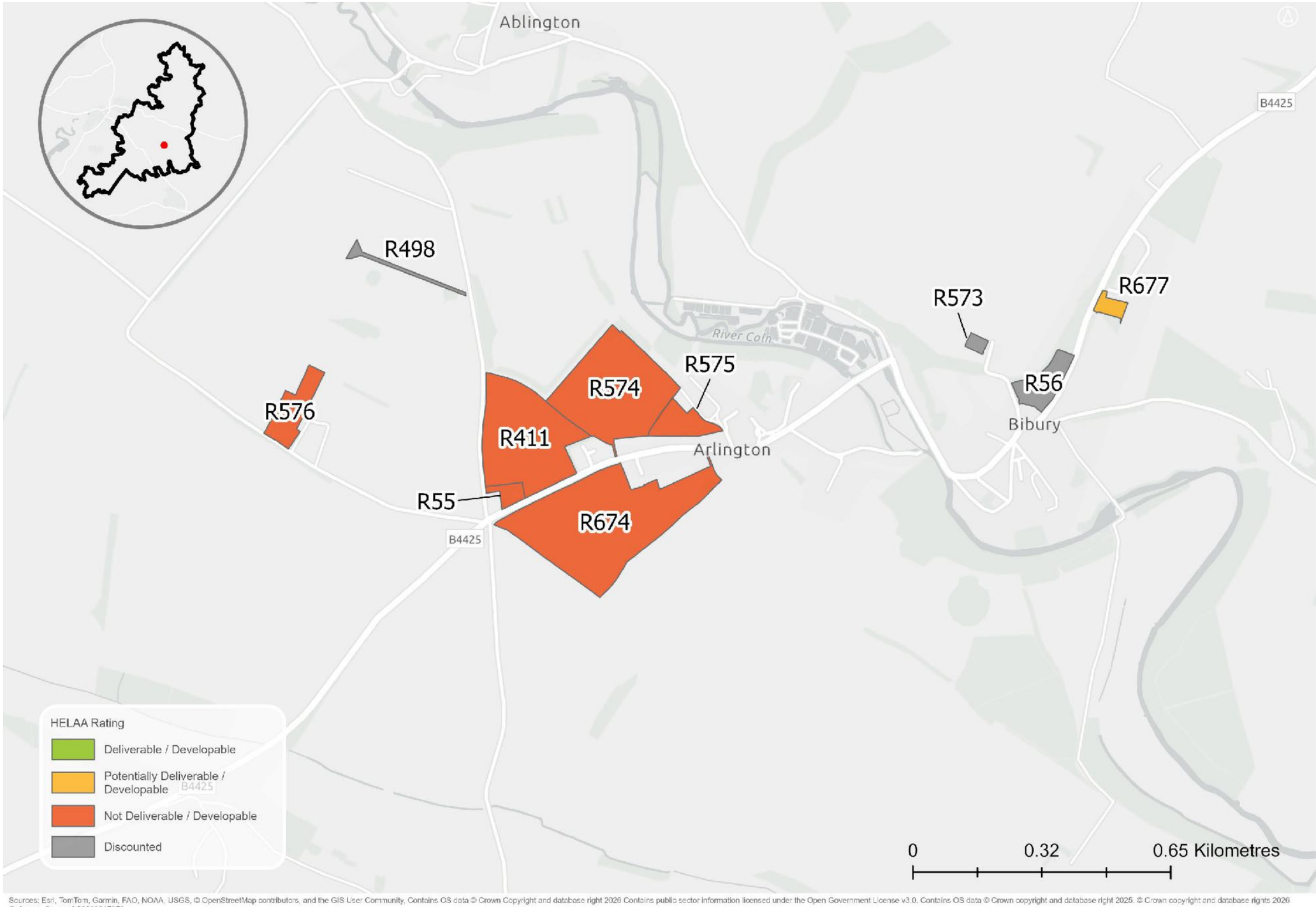
Beverston



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R581	Old Cranmore Buildings	Beverston	0.92	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard area (Kemble) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the cost associated with the potential demolition or conversion of the existing structures.	Potentially Deliverable / Developable	15	
RUR_E21	Babdown Industrial Estate Extension	Beverston	12.31	Greenfield	Employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) The site is a in a sensitive location within the Cotswolds National Landscape. The site is on agricultural land surrounding a large industrial site. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2015. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable development typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	0	61564.82

Bibury



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R55	Land adjacent to Meadowlands Cottages	Bibury	0.36	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a brownfield site located to the west of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed as having 'Medium-High' landscape sensitivity. There is existing access to the site from an access road along the western boundary. Further investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is disconnected from the main settlement of Bibury and would have harmful impacts on the National Landscape. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R411	19 Acres	Bibury	5.36	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site comprises greenfield to the west of Bibury. The site is in a sensitive location within the Cotswolds National Landscape. It has been assessed to have 'High' landscape sensitivity. The site is part of open countryside. There is no existing access onto the site, though this could potentially be provided from the access road along the western boundary. Further investigation is required to determine whether suitable access could be provided. The site is prominent in views looking eastwards. Development of the site may result in the loss of best and most versatile agricultural land. Development of the site would result in extended ribbon development along the northern side of the B4425. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R574	1st Severals	Bibury	5.70	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site located to the west of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an existing narrow access to the site from the road to the south. Further investigation may be required to determine whether the access is suitable for residential intensification. There are Public Rights of Way running along the northeastern and southwestern boundaries. Development may lead to the loss of best and most versatile agricultural land. The site is adjacent to the Ablington Conservation Area, and it is also within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site would not be in character with the existing pattern of development. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

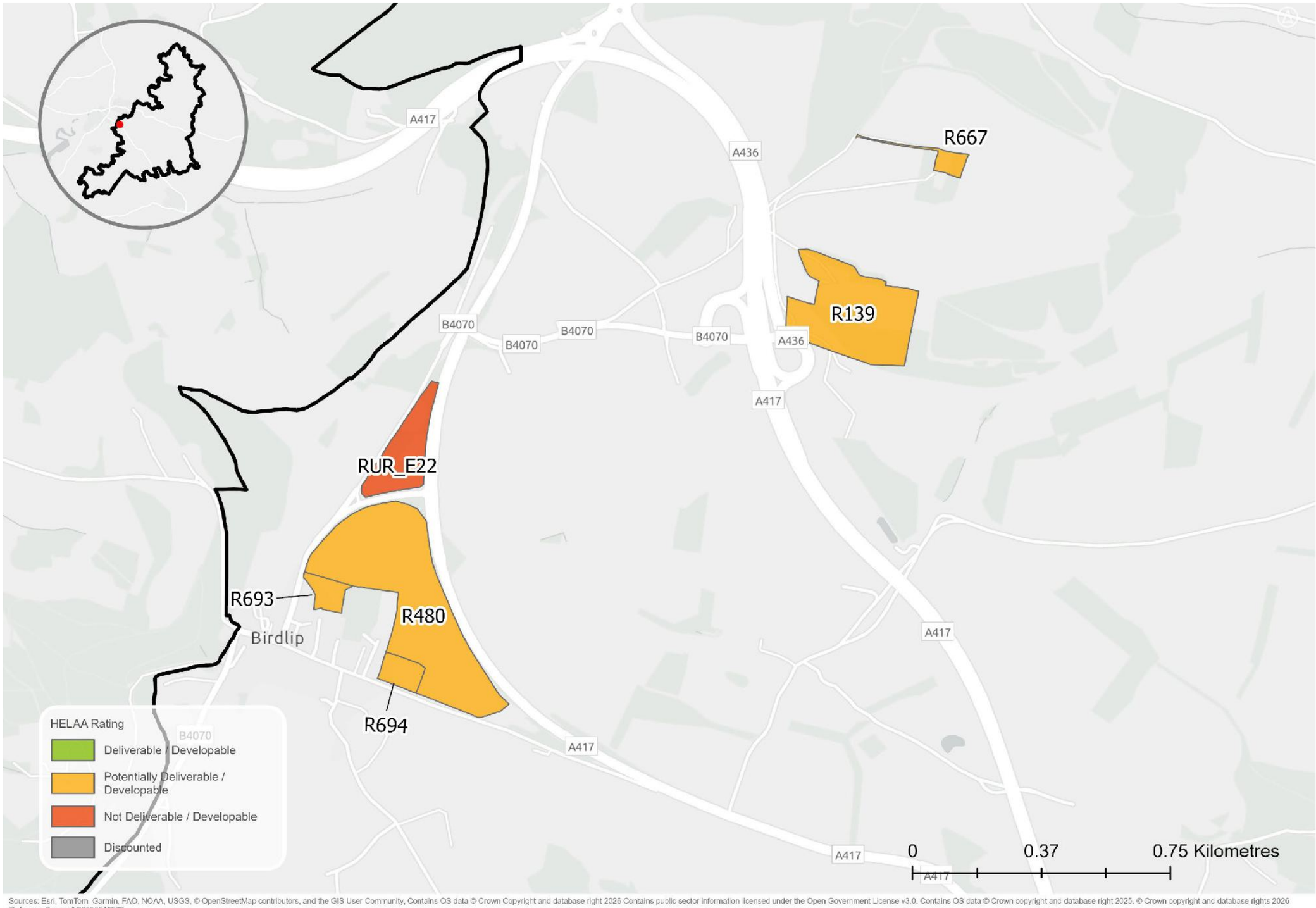
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R575	Front Paddock	Bibury	0.97	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: - Grade 3 Agricultural Land (89.17%) - Airfield Safeguard Area - Little Rissington (4%) The site is a greenfield site located to the west of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is no existing access to the site. Access could potentially be created from the existing development to the east, but further investigation is required to determine whether this is feasible and suitable. There is a Public Right of Way running along the northeastern boundary. Development may lead to the loss of best and most versatile agricultural land. The site is adjacent to the Ablington Conservation Area, and it is also within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R576	Meadowlands Farm	Bibury	1.25	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Airfield Safeguard Area - Fairford The site is a brownfield site located to the west of Bibury currently in commercial use. The site is within a sensitive location in the Cotswolds National Landscape. There is existing access to the site from Hay Lane. Further investigation would be required to assess whether the access is suitable for intensification. Development may lead to the loss of best and most versatile agricultural land. The site is remote from Bibury and is in an unsustainable location for development. The site is unsuitable for development due to unsustainable location and harmful impact on the National Landscape.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R674	Land south of B4425, GL7 5ND	Bibury	8.79	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater Flooding - Grade 3 Agricultural Land The site is a greenfield site located to the southwest of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. There	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							are well-used Public Rights of Way running along the southwestern and southeastern boundaries. The site is flat and in a prominent location, where any development would be prominent on approaches along the road on the northern edge. There is a narrow existing access from the northeast, but this may not be suitable for intensification. Further investigation is required to determine whether a suitable access could be created elsewhere. The site is unsuitable for development.							
R677	Land off Aldsworth Road, GL7 5PA	Bibury	0.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Little Rissington - Grade 3 Agricultural Land Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Clearwater Flooding (6%) The site is a greenfield site located to the northeast of Bibury. The site is within a sensitive location in the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is a Public Right of Way running along the eastern boundary. The site backs onto existing residential development. There is no existing access onto the site, and this may be difficult due to poor visibility along the B4425. The site is not	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent to the main settlement at Bibury and would add to the ribbon development along the B4425. The site is potentially suitable for development subject to consideration of impact on National Landscape and consideration of other identified constraints.							

Birdlip / Cowley / Coberley



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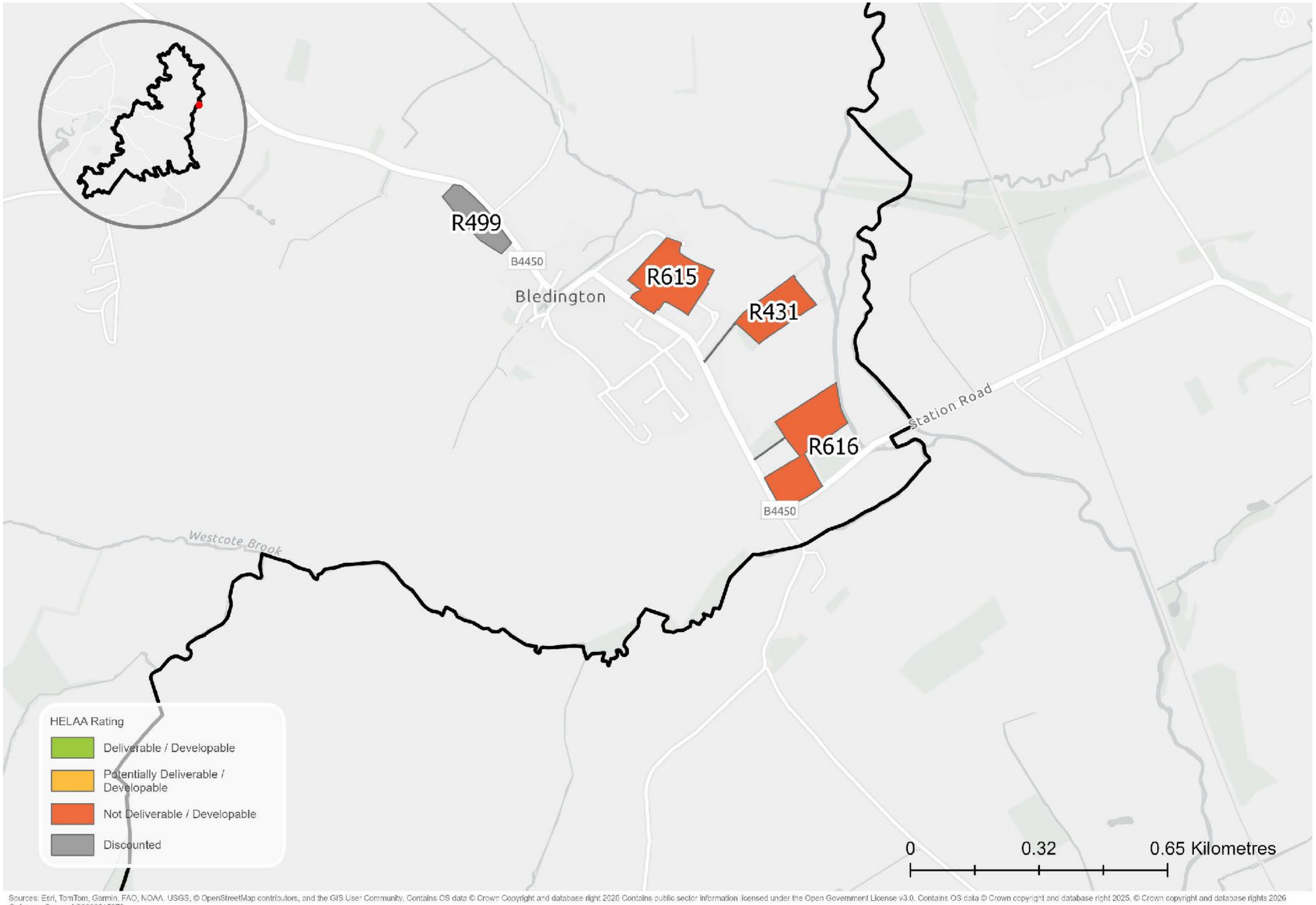
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R139	Rushwood Kennels	Cowley	8.29	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) - Airfield safeguard area (Staverton) Site is partly within / contains: - Deciduous woodland (46%) The site is a in a sensitive location within the Cotswolds National Landscape. There is a PRoW cutting through the site which may impact the developable area. There is existing access onto the site via local lanes. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	122	
R480	Land at Birdlip	Birdlip	14.04	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area Site is partially within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (43%) The site comprises greenfield to the northeast of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There are two existing agricultural accesses onto the site. Further investigation is required to determine whether these are suitable for intensification.	Potentially available	Site is submitted through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	386	

							The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.						
R667	Land west of Coberley	Coberley	0.66	Mix		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield safeguard areas (Staverton) - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) Site is partly within / contains: - Deciduous woodland (37%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to an ancient woodland, mitigation or buffers maybe required to reduce impact of development. There is a PRoW cutting through the site which may impact the developable area. There is existing access onto the site from private access lanes. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	12

R693	Land adjacent to Birdlip village, GL4 8BN (Plot 1)	Birdlip	0.91	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area The site comprises greenfield to the north of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site and therefore development would be subject to adjacent available sites. Further investigation is required to determine whether suitable access is achievable. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	22
R694	Land adjacent to Birdlip village, GL4 8BN (Plot 2)	Birdlip	1.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (5%) The site comprises greenfield to the east of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site and therefore development would be subject to adjacent available sites. Further investigation is required to determine whether suitable access is achievable. The site is prominent in approaches along Cirencester Road / Ermin Way and development would have harmful impacts on the landscape setting. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25

RUR_E22	Land adjacent to the Cricket Ground	Birdlip	3.18	–	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Staverton Airfield Safeguard Area Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (10%) • Deciduous woodland (25%) The site comprises greenfield to the north of Birdlip. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Further investigation is required to determine whether suitable access is achievable. The site contains an area of Common Land in the north. The site is not adjacent to the main settlement of Birdlip and would result in remote development in an unsustainable location. The site is unsuitable for development.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0

Bledington

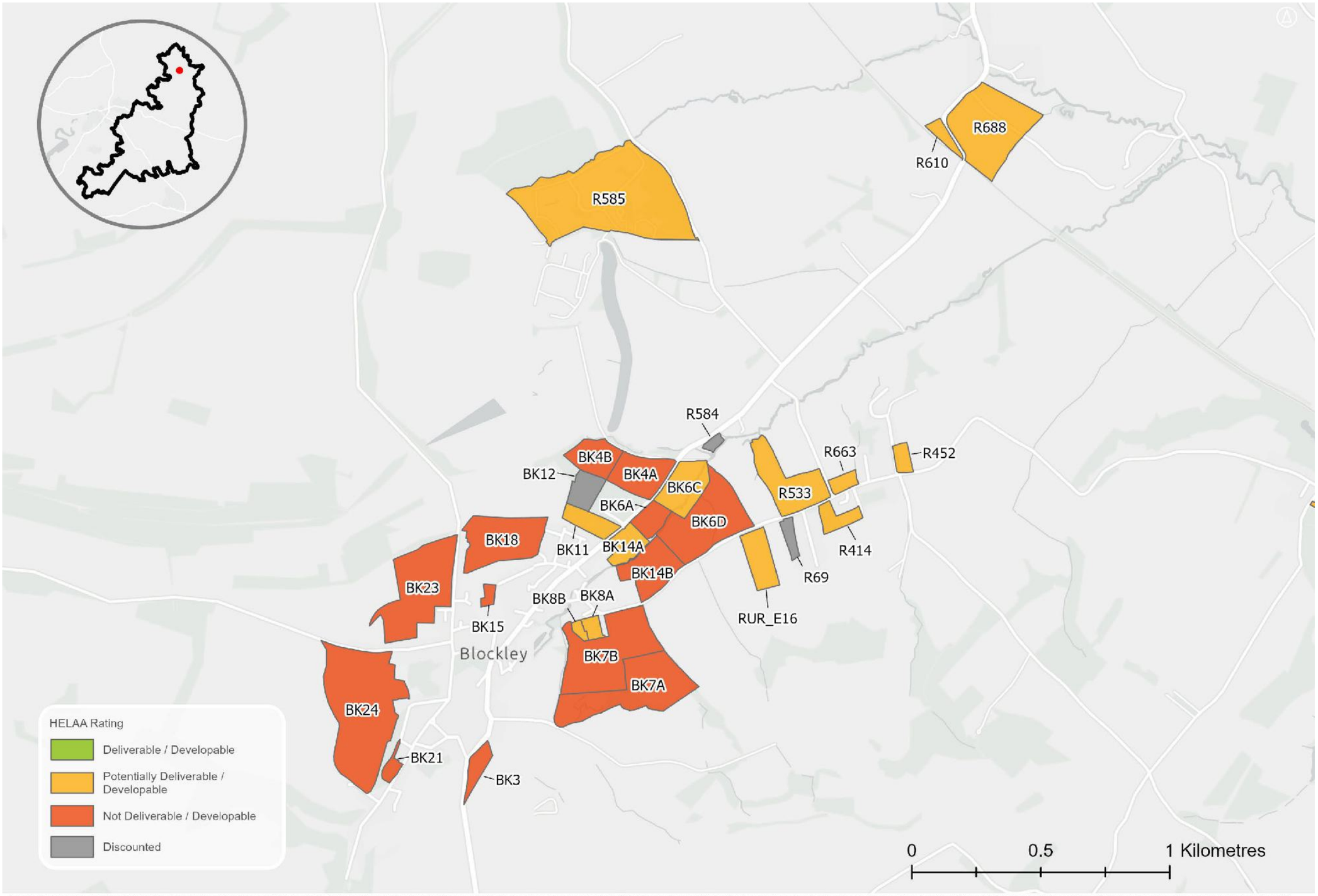


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R431	Land north-east of Bledington Primary School	Bledington	1.64	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the existing settlement. There is no suitable existing or proposed access onto the site and is therefore unsuitable.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R615	North of Main Street	Bledington	2.44	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (9.26%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use and the is a Traditional Orchard in the South West of the site reducing the developable area. The site cannot be accessed without harm to trees within the Conservation Area or the demolition of a Non-Designated Heritage Asset. The Conservation Area wraps around the southern, western and northern boundaries, and the site is within its rural setting. The site is also opposite Grade II listed buildings to the south (The Thatched Cottage and Rose Cottage and Limestone Flag Wall) and west (Glebe Cottage; The Stewards House and Manor Cottage; and University Farmhouse). Development would have a significant harmful impact on their setting. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R616	Station Road	Bledington	2.86	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Grade 3 Agricultural Land (64.97%) • Traditional orchard (14%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Blockley / Draycott



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK3	Land east of Lower Street, south of Blockley	Blockley	1.04	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site's development would not be in keeping with development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. The site is unsuitable for development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK4A	Land north-west of Station Road	Blockley	2.97	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is separated from the built up part of Blockley by undeveloped land, so it would not be connected to Blockley. Its development would also not be in keeping with the development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK4B	Land north of Blockley allotments	Blockley	2.19	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is separated from the built up part of Blockley by undeveloped land, so it would not be connected to Blockley. Its development would also not be in keeping with the development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. Flooding issues in north-east corner. The site is unsuitable for development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK6A	Land north-east of The Limes, Station Road	Blockley	1.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 3 (0.87%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is part of a larger field and has an undefined northern boundary. The topography slopes down eastwards. The site neighbour's low density housing to the south and open countryside in all other directions. The site is very prominent in the landscape and from a Public Right of Way and its development would not be in keeping with the existing development pattern	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and would be an intrusion into the Cotswolds National Landscape. It also contains several important trees and hedgerows and is also within Flood Zone 3b, 3a and 2 (Strategic Flood Risk Assessment Level 2) along south-eastern boundary. The potential for currently unknown heritage assets is also high due to the archaeology recorded on the adjacent site and the lack of previous investigation on this site, which would need further investigation if a development proposal were to come forward. The site is unsuitable for development due to high landscape sensitivity.							
BK6C	Land north-east of The Limes	Blockley	2.90	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (3.93%) - Flood Zone 3 (22.07%) The site is within the Cotswolds National Landscape. Part of the site lies within Flood Zone 2 and 3. Development of the site may result in loss of best and most versatile agricultural land. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK6D	Land north of Draycott Road	Blockley	6.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (0.82%) - Flood Zone 3 (4.42%) The site is separated from the built up part of Blockley by undeveloped land, so it would not be connected to Blockley. Its development would not be in keeping with development pattern and would be an unacceptable intrusion into the Cotswolds National Landscape. There are flooding issues in the north of the site. It is highly visible in the landscape and is an inappropriate scale of development. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK7A	Fields south of Sheaf House Farm (part A)	Blockley	7.21	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Deciduous woodland (13%) The site is not in keeping with development pattern of Blockley and any development would be an unacceptable intrusion into the Cotswolds National Landscape. The topography rises from north to south and development would by highly visible within the landscape. Development of this site would also be an inappropriate scale of	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development for Blockley and would be unrelated to the settlement pattern. The site is unsuitable for development due to landscape sensitivity.							
BK7B	Land south of Sheaf House Farm (part B)	Blockley	7.78	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is not in keeping with development pattern of Blockley and any development would be an unacceptable intrusion into the Cotswolds National Landscape. The topography rises from north to south and development would by highly visible within the landscape. Development of this site would also be an inappropriate scale of development for Blockley and would be unrelated to the settlement pattern.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to landscape sensitivity.							
BK8A	Sheaf House Farm Buildings	Blockley	0.55	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding The site is located within the Cotswolds National Landscape and is assessed to have a low-medium landscape sensitivity. The site is adjacent to the existing settlement. There is existing access onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site availability confirmed with landowner in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.There may be viability concerns given the recent development of successful businesses on the site.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK8B	Land west of Sheaf House Farm Buildings	Blockley	0.39	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding The site is located within the Cotswolds National Landscape and is assessed to have a low-medium landscape sensitivity.. There is existing access onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site availability confirmed with landowner in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.There may be viability concerns given the recent development of successful businesses on the site.	Potentially Deliverable / Developable	9	
BK11	Former allotments, Station Road	Blockley	1.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Area susceptible to groundwater flooding - flood type - clearwater and superficial deposits flooding (86%) - Area susceptible to groundwater flooding - flood type - superficial deposits flooding (14%) The site is a in a sensitive location within the Cotswolds National Landscape of medium landscape sensitivity. The site is adjacent to the existing settlement. Allotments were previously located on this site but were recently relocated to the site to the north. There is existing access onto the site from Station Road. Investigation may be required to determine whether the access is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	40	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
BK14A	The Limes	Blockley	1.52	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - superficial deposits flooding Site is partially within / contains: - Flood Zone 2 (2.32%) - Flood Zone 3 (3.22%) The site is a in a sensitive location within the Cotswolds National Landscape of low landscape sensitivity. The site is adjacent to the existing settlement. There is existing access onto the site from Station Road. Investigation may be required to determine whether the access is suitable for residential intensification. The are six TPOs on the site. The site is potentially suitable for development subject to suitable access, consideration of the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	39	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
BK14B	Land south-east of The Limes and north-west of Draycott Road	Blockley	3.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - superficial deposits flooding Site is partially within / contains: - Flood Zone 2 (1.38%) - Flood Zone 3 (3.13%) The site is located inside the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements to have 'High-Medium' landscape sensitivity. The site is partly a field used for crop production and is partly sapling trees. It slopes down towards a stream along the northern boundary and is within Flood Zones 3b, 3a and 2 (SFRA Level 2) along north-west boundary. The site is neighboured by housing to the north and a completed 23 dwelling development to the west (ref:	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							15/01020/OUT). The site has a very open and rural feel. It is visible from the A4479 and Draycott Road and its development would be an unacceptable intrusion into the Cotswolds National Landscape. The site is unsuitable for development due to high landscape sensitivity.							
BK15	Land off Park Road (Park Barn House & Burgred Barn)	Blockley	0.37	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity – the highest category of sensitivity. The site comprises large gardens to the rear of Park Road. The gardens contain several semi-mature trees and an orchard and are enclosed by hedgerows to the north and south. Neighbouring uses include housing to the north-east, further gardens to the south and west, a graveyard to the east, and open countryside to the north. The site is in dual ownership	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and both parties are willing to develop it. However, it forms an important green open space that contributes positively to the setting of the Conservation Area and the Cotswolds National Landscape. The introduction of new residential development into the area would result in an encroachment of development up the hillside. The existing land also acts as an important green buffer between development on Park Road and that extending back from Station Road. There are also concerns regarding how a suitable access can be achieved. The site is unsuitable for development due to high landscape sensitivity.							
BK18	Land East of Park Road	Blockley	5.14	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - superficial deposits flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. Proposed development would be an unacceptable intrusion into the Cotswolds National Landscape and is also mapped as Historic Landscape Characterisation in the National Landscape. The site is on a steep slope and its structure would not be in keeping with the development pattern of Blockley. The site would also be visible on higher ground from around the village, changing the views that	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							frame Blockley and losing the rural feel and quality of the National Landscape. There is also a potential issue with the car parking for Park Lane residents being all on street, and the extra traffic to and from the site could exacerbate problems there. The site is unsuitable for development due to high landscape sensitivity.							
BK21	Land west of High Street	Blockley	0.54	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partially within / contains: - Conservation area (62.75%) - Deciduous woodland (40%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the existing settlement. There is no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is unsuitable to deliver 5 or more dwellings.	Available	Availability confirmed with landowner in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
BK23	Land west of Park Road	Blockley	7.46	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
BK24	Land south of Greenway Road	Blockley	12.12	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - flood type - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R414	Barnfield, land south of Northcot Lane	Draycott	1.11	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (42%) The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R452	Land adj Northcot Land, east of village	Draycott	0.68	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (42%) The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	

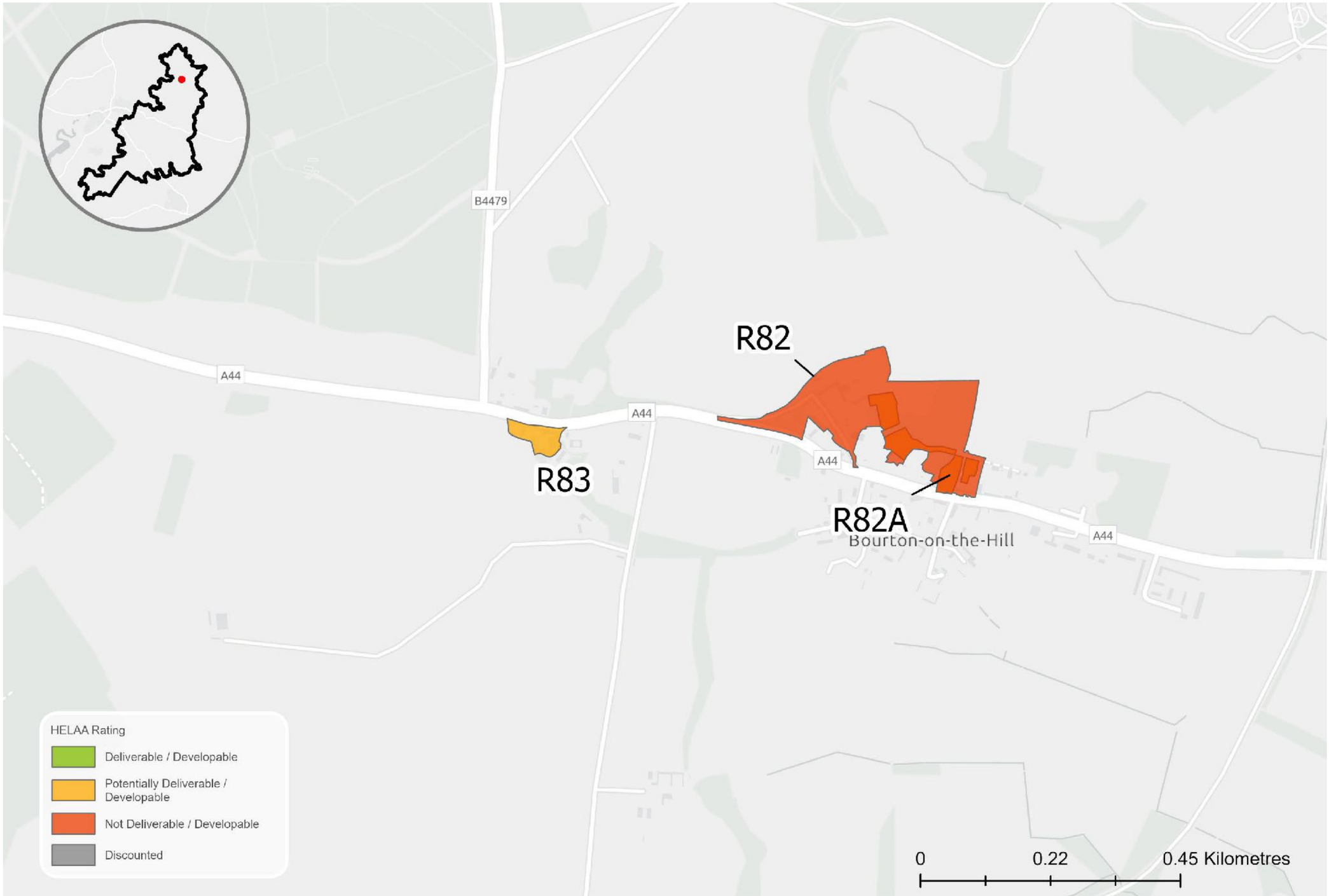
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R533	Timber yard, Draycott Road	Blockley	4.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the existing settlement. There is a PRoW cutting through the north of the site. There is existing access onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	114	
R585	Northwick Business Centre, Blockley	Blockley	17.00	Brownfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partly within / contains: - Deciduous woodland (30%) The site is a in a sensitive location within the Cotswolds National Landscape. The existing site is a industrial centre and is adjacent to an ancient woodland. There is a PRoW cutting through the north of the site. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	325	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R610	Land adjacent to Northcot Brick	Blockley	0.68	Greenfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The existing site is agricultural adjacent to an railway line. There is existing access onto the site from the B4479. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R663	Land off Draycott Road Rd	Blockley	0.65	Greenfield		Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use. There is existing access onto the site from Northcot Ln. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	
R688	Spittle Farm, Paxford	Blockley	7.60	Greenfield	Agriculture	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Special Landscape Area - Moreton-in-Marsh Surrounds Special The site is a in a sensitive location within the Cotswolds National Landscape. There are two PRoWs cutting through the site. There is existing accesses onto the site from the B4479. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	208	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
RUR_E16	Land at Tanzie Field	Blockley	2.15	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There are two PRoWs cutting through the site. There is existing accesses onto the site from Draycott Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	59	

Bourton-on-the-Hill



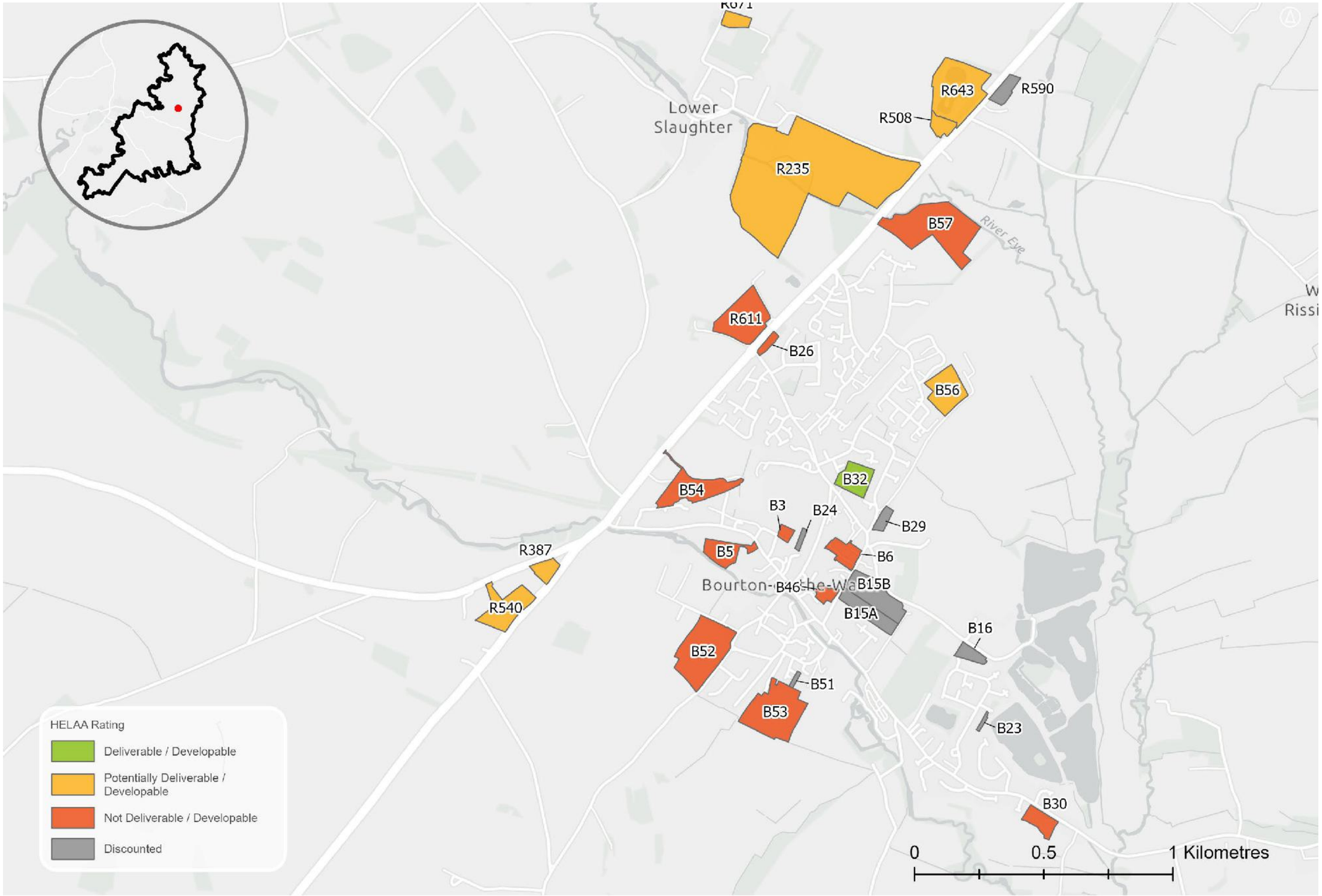
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R82	Middle Farm	Bourton-on-the-Hill	4.77	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (59.63%) - Listed Building Grade 2 (Middle Farmhouse) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Approximately 2/3 of the site is in a conservation area. A section of the site is also allotments. It incorporates several Grade II listed buildings (including curtilage listed buildings) and is within the setting of various others that front onto the A44. Whilst some buildings may be suitable for conversion, the site is unsuitable for allocation in the Local Plan and could not deliver 5 or more homes owing to heritage constraints. Highway issues may prevent any development from coming forward. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through the Call for Sites 2008. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R82A	Land at Middle Farm	Bourton-on-the-Hill	0.73	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (89.61%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is primarily within the Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	18	
R83	The Quarry Filling Station and Bungalow	Bourton-on-the-Hill	0.35	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The existing site has a petrol station., with a PRoW cutting through the middle. There is existing access onto the site from A44. Investigation may be required to determine whether the access is suitable for residential intensification. The a small portion of the site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts	Potentially available	Site is submitted by the landowner through the Call for Sites 2019. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							on the Cotswolds National Landscape and other identified constraints.							

Bourton-on-the-Water / Lower Slaughter / Cold Aston / Driffield



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
B3	Land adjacent to the Rectory, Rectory Lane	Bourton-on-the-Water	0.27	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the Conservation Area to the south, and is also within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Investigation may be required to determine whether suitable access could be created. The site is unsuitable for development due to significant heritage impacts and landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
B5	British Legion Site	Bourton-on-the-Water	1.20	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Flood Zone 2 (14.51%)	Unavailable	Site currently used as the British Legion Branch social club, an auction house, car park and a playing field. The leases for the existing developed uses extend beyond 15	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Flood Zone 3 (64.51%) The site is a partly brownfield site located on the western edge of Bourton-on-the-Water. The site is in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from the east. Further investigation is required to determine whether this is suitable for intensification. The eastern part of the site is previously developed. A majority of the site is located within Flood Zone 2 and Flood Zone 3. The site is unsuitable for development due to substantial flood risk.		years. The playing field is owned by the parish council and has a covenant to "hold the land as a public ground for the resort and recreation of adults and for a playground for children and youths".					
B6	Car park adjacent Police Station	Bourton-on-the-Water	0.91	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is located inside the Cotswolds National Landscape sensitivity. There are a number of TPOs on the boundaries of the site. The site is within the setting of the Conservation Area, and is also near to a Scheduled Monument. There may be issues relating to heritage impact. The site is currently in use as a parking lot and therefore has existing access.	Unavailable	The site was introduced to the SHELAA through the Urban Capacity Study although it has subsequently been confirmed that the land is not available for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	32	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable subject to mitigation of heritage impacts and consideration of other identified constraints.							
B26	Land between Fosseway & Springvale, known as Springfield Allotments	Bourton-on-the-Water	0.28	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is in active allotment use and should be retained if needed unless a suitable alternative location can be found. In addition, the site is linear, is in close proximity to the Fosse Way and contributes to the landscape setting of Bourton when viewed from the Fosse Way. Furthermore, the site has access issues and breaks away from the existing settlement pattern. The site is also within the Cotswolds National Landscape. The site is unsuitable for development due to the identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
B30	Large gardens Rissington Road	Bourton-on-the-Water	0.84	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partly within / contains: - Flood Zone 3 (59.49%) - Flood Zone 2 (30.12%) The site is in a sensitive location within the Cotswolds National Landscape. A large portion of the site is within Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. There is existing access onto the site from Rissington Road. The site is unsuitable for development due to flood risk.	Unavailable	Site consists of back gardens in multiple ownership. Site has not been submitted as available.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
B32	Former Co-Operative Food Store, Station Road	Bourton-on-the-Water	1.29	Brownfield	Housing	Suitable	Site has planning permission (24/00627/FUL) for phased redevelopment of residential and retirement housing and associated works and is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	Site has planning permission (24/00627/FUL) for phased redevelopment of residential and retirement housing and associated works and is not yet fully built out. The site is considered deliverable	Achievable	Site has planning permission (24/00627/FUL) for phased redevelopment of residential and retirement housing and associated works and is not yet fully built out. The site is considered deliverable	Deliverable / Developable	45	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
									within 0-5 years.		within 0-5 years.			
B46	The Manor	Bourton-on-the-Water	0.44	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Listed Building Grade 2 The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether suitable access is achievable for residential use. The site is within a Conservation Area and contains two Grade 2 Listed Buildings. The site is in the curtilage of a Listed Building. Conversion of the existing building is unlikely to meet the 5 dwelling minimum threshold. The site is unsuitable for development above the HELAA threshold.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
B52	Pockhill Farm, Pockhill Lane	Bourton-on-the-Water	3.84	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is within the Cotswolds National Landscape. Part of the site has planning permission for the conversion of one dwelling. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site's topography rises above Bourton. New development would be highly visible within the landscape. The site also has access issues with very narrow approach roads, which would not be suited to an intensification of use. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
B53	Land at Broadlands	Bourton-on-the-Water	3.67	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site located to the south of Bourton-on-the-Water. The	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							site is in a sensitive location within the Cotswolds National Landscape. The site has an open character and is part of Bourton's rural edge. There are Public Rights of Way running through the site. There is a small access onto the site from the northwest, however this is unlikely to be suitable for residential intensification. The site is unsuitable for development due to landscape sensitivity and access issues.							
B54	Land off Lansdowne Road and Green Lake Close	Bourton-on-the-Water	2.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Deciduous woodland (29%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The former railway embankment currently provides a firm boundary between the built up area of the village and the Fosse Way. The removal of this embankment would remove the boundary. The embankment also provides a historic screening feature for the landscape setting of Bourton when viewed from the	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Fosse Way. The site is adjacent to a Scheduled Ancient Monument, which would negatively affect its setting. It also contains a pond, which would need to be retained within any development. The site is unsuitable for development due to landscape sensitivity and heritage impacts.							
B56	Land off Mallard Crescent	Bourton-on-the-Water	1.83	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 2 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is located inside the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements (2025) to have "Low-Medium" landscape sensitivity. The site has existing access from the northwest off of Mallard Crescent. The site is located near to a Scheduled Monument to the south but there is already existing screening from vegetation. The site is modelled to be within an area with high Ground Water	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	38	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flood risk which would require further investigation. The site is also adjacent to Priority Habitat land (coastal and floodplain grazing marsh) The site is potentially suitable subject to consideration of the identified constraints.							
B57	Land north of Bourton Industrial Estate	Bourton-on-the-Water	4.93	Greenfield	Employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Little Rissington - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Coastal and floodplain grazing marsh Site is partially within / contains: - Flood Zone 2 (7.67%) - Flood Zone 3 (89.46%) - Grade 3 Agricultural Land (86.98%) - Airfield Safeguard Area - Oxford Kidlington (13%) The site is a greenfield site located on the northern edge of Bourton-on-the-Water. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable development typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	0

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Study of Land Surrounding Principal and Non-Principal Settlements (2025) to have Medium landscape sensitivity. There is existing agricultural access onto the site from the southwest. Further investigation would be required to determine whether this is suitable for intensification. A majority of the site is located within Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. The site entirely overlaps with a priority habitat. The site is unsuitable for development due to substantial flood risk and potential impacts on priority habitats.							
R235	Manor Farm	Lower Slaughter	19.80	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (8.67%) • Flood Zone 3 (28.73%) • Grade 3 Agricultural Land (76.13%) • Grade 2 Listed Building • Conservation Area (3.06%) • Deciduous woodland (1%) The site comprises greenfield	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	340	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the southeast of Lower Slaughter. It lies within a sensitive location in the Cotswolds National Landscape. The site lies partly within the Lower Slaughter Conservation Area and contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site lies partly within Flood Zone 2 and Flood Zone 3, and flood mitigation measures would be required. The site is currently accessed from Copse Hill Road, and the access is most likely suitable for intensification. The site is potentially suitable for development, subject to landscape sensitivity assessment, suitable access provision, and consideration of other identified constraints.							
R387	Land between the A436 and A429 Fosseway on Whiteshoots Hill	Cold Aston	0.63	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Schedule monument (Bourton Bridge Roman settlement) (73.48%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Whiteshoots Hill.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Investigation may be required to determine whether a suitable access can be created for residential intensification. A significant area of the site is not developable due to the scheduled monument. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R508	Land at Westwood, Fosseway, GL54 2EY	Lower Slaughter	0.60	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises brownfield associated with existing residential development to the east of Lower Slaughter. It lies within a sensitive location in the Cotswolds National Landscape. The site is accessed via an existing residential access road which is likely suitable for intensification. The site is well screened from the road to the southeast. The site is potentially suitable for redevelopment, subject to consideration of the significance of landscape impacts on the Cotswolds	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape and other identified constraints.							
R540	Land at Whiteshoots Hill, GL54 3BH	Cold Aston	2.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Whiteshoots Hill. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R611	Bourton Vale Equestrian Centre	Lower Slaughter	2.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site in Lower Slaughter Parish but is adjacent to Bourton in the Water, on flat land outside the Development Boundary and lies within the Cotswolds National Landscape. Stow Road provides a very clear edge to Bourton-on-the-Water, and it is also a very busy road and a barrier to safe pedestrian and cycle movements into and from the settlement to access facilities such as schools. A residential scheme of this size could need interventions (roundabouts or traffic lights) to get people out in cars safely, which is often not supported by the Highways Authority on an A Road for relatively small residential scheme. A Right of Way Lower Slaughter Footpath 8 runs on the track adjacent to the site. The site is unsuitable for development due to location of the site breaking with the existing development pattern and concerns around access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R643	The Old Gravel Pits, The Fosseway, GL54 2EY	Lower Slaughter	4.01	Brownfield	Housing / employment	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Historical Landfills (Old Gravel Pit) (37.92%) • Deciduous woodland (12%) The site is a brownfield site in industrial use to the east of Lower Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. Part of the site consists of a Historical Landfill which may create remediation issues on site. The site is adjacent to a number of warehousing/industrial sites. The site is potentially suitable subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	96	20000
R644	Fosse Farm	Driffield	129.60	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Superficial Deposits Flooding)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	3748	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(22%) - Gas pipeline buffer - Cirencester / Dukes Brake (65%) - Oil pipeline buffer - 100m (1%) - Scheduled monument (Roman villa and earlier settlement remains 1120m east of Harnhill Manor (10.53%) - Flood zone 3 (1.18%) - Deciduous woodland (3%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There are existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.						

Brimpsfield / Syde



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R502	Land south of Plum Pudding, GL4 8LD	Brimpsfield	2.55	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Staverton - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	
R527	Harcombe Farm buildings, Syde	Syde	0.93	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguarding Area - Staverton • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield associated with an existing barns in the open countryside. It lies within a sensitive location in the Cotswolds National Landscape. The site is subject to a pending planning application (26/00083/FUL) for the conversation of farm buildings to form 5 residential dwellings and no significant access issues have been identified. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

Broadwell



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R87	Land adjacent Bay Tree Cottage	Broadwell	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Conservation Area - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R88	Land adjacent Kennel Lane	Broadwell	0.78	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Unable to confirm availability.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

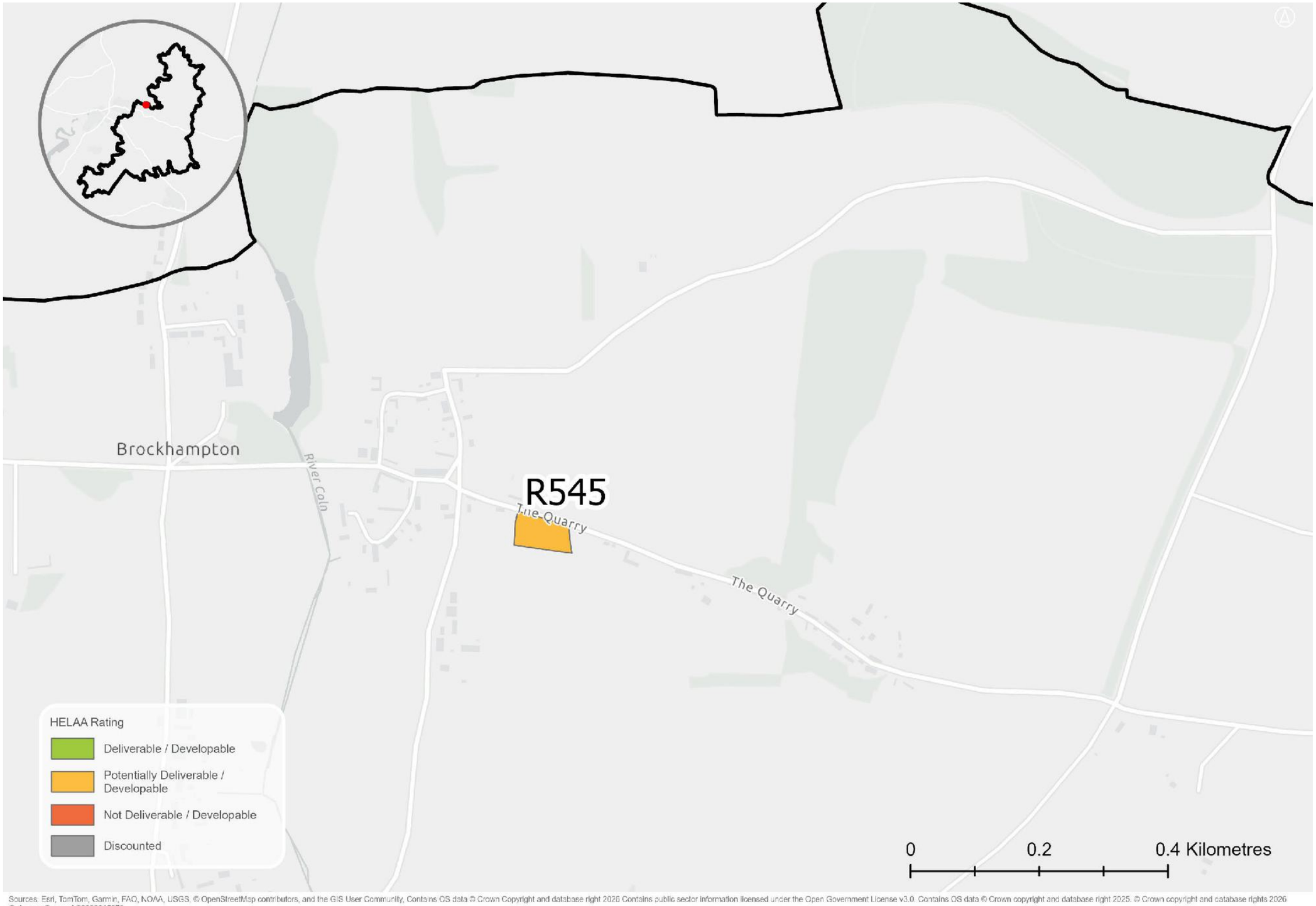
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R89	Land adjacent the Fox Inn	Broadwell	0.23	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Little Rissington and Oxford Kidlington) The site is a in a sensitive location within the Cotswolds National Landscape. The site is situated on the edge of the urban area adjacent to Broadwell and is currently in use for agriculture (Grade 3b). There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. There are multiple Grade 2 listed buildings in close proximity to the site. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	7	
R90	Land to rear of Timberley Cottage	Broadwell	0.60	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Little Rissington and Oxford Kidlington) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. There are multiple Grade 2 listed buildings in close proximity to the site. The site is potentially suitable for	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R654	Land off Broadwell Road, GL56 0TJ	Broadwell	1.31	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R675	Land parcel north of Broadwell Road, GL56 0TU	Broadwell	1.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: - Conservation Area (0.67%) - Moreton-in-Marsh Surrounds Special Landscape Area (1%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R682	Field at Walkers Close, GL56 0TS	Broadwell	1.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Moreton-in-Marsh Surrounds Special Landscape Area The site is a greenfield site to the east of Broadwell. The site is in a sensitive location within the Moreton-in-Marsh Special Landscape Area. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is a small existing agricultural access to the site from the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							southeast. Further investigation is required to determine whether this is suitable for intensification. The site is potentially suitable for development, subject to consideration of landscape impacts, suitable access and consideration of other identified constraints.							

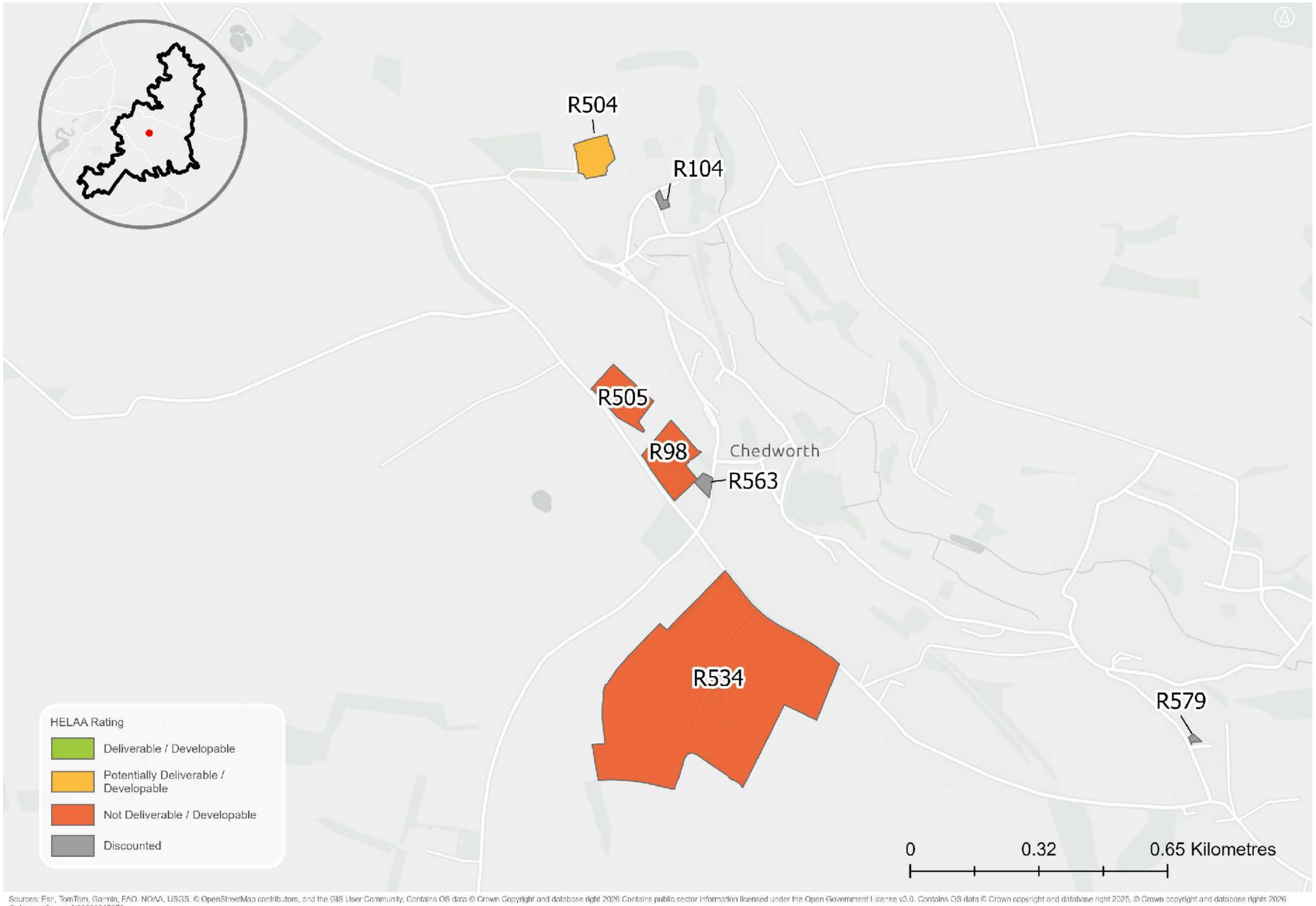
Brockhampton



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R545	Land at Brockhampton	Brockhampton	0.41	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the southeast of Brockhampton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site from public highways, but this could potentially be created from the north. Further investigation is required to determine whether a suitable access can be developed. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

Chedworth



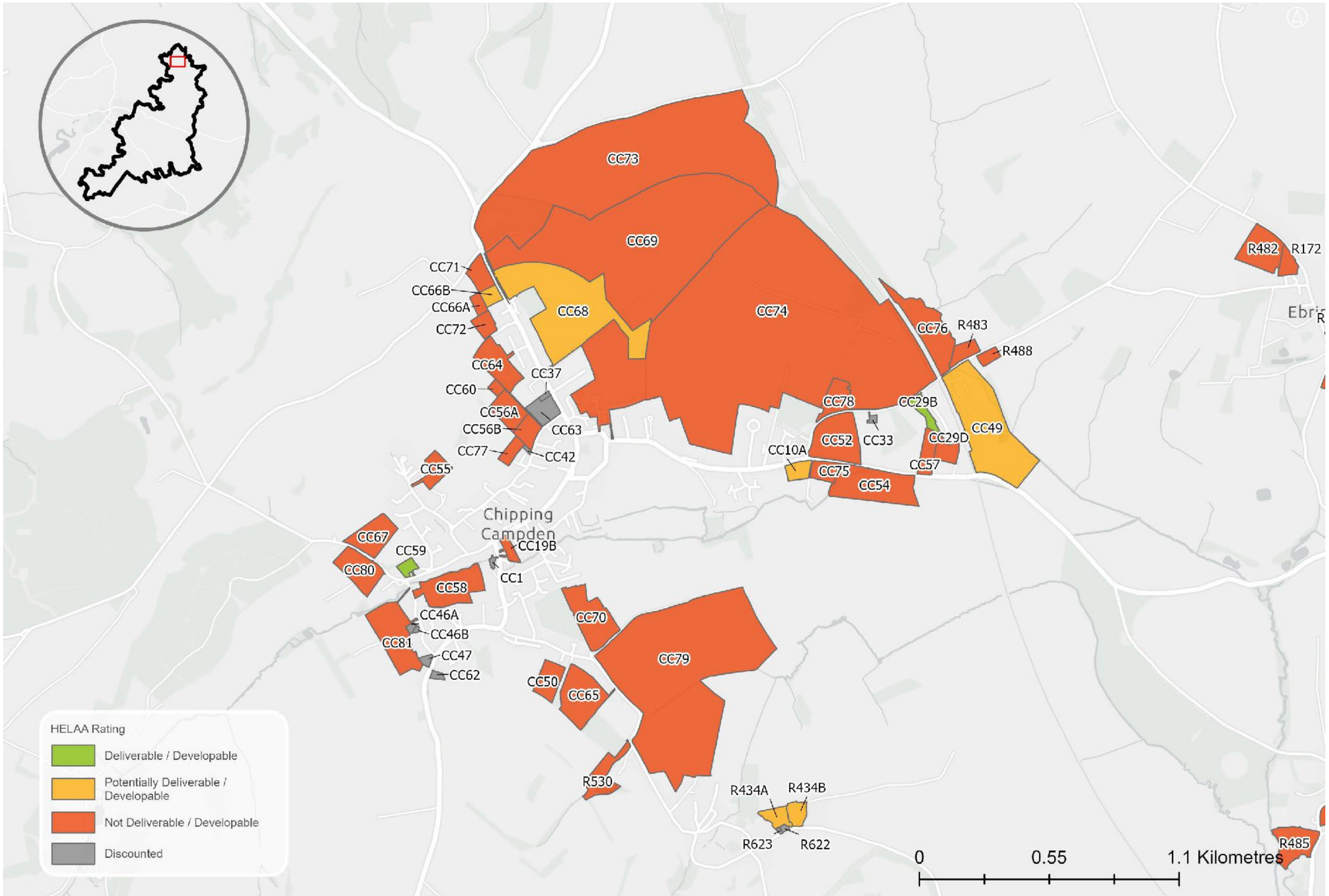
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R98	Field behind village hall	Chedworth	1.58	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is currently partly in use as sports fields which would need to be relocated. There is no existing access onto the site, though this could potentially be created from the adjacent site R563, from adjacent existing development or from Fields Road. The site is unsuitable due to landscape sensitivity.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R504	Old Dairy	Chedworth	0.80	Greenfield	Tourism	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) Site is partially within / contains: • Grade 2 Listed Building • Conservation Area (87%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use with some employment uses. There is existing access onto the site from Fields Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the cost associated with the potential demolition or conversion of the existing structures.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access and mitigation of the identified constraints.							
R505	Malthouse Grounds	Chedworth	1.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is not directly adjacent to the settlement and would result in isolated development away from the main settlement. There is no existing access onto the site, though this could potentially be created from Fields Road. Investigation may be required to determine whether access can be created. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R534	Land at New Barn Farm and south of Fields Road	Chedworth	19.56	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially within / contains: • Areas susceptible to groundwater flooding (Clearwater Flooding) • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is not directly adjacent to the settlement and would result in isolated development away from the main settlement. There is no existing access onto the site, though this could potentially be created from Fields Road. Investigation may be required to determine whether access can be created. The site is unsuitable due to landscape sensitivity.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Chipping Campden / Ebrington / Broad Campden / Paxford



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC10A	Land south of Station Road and east of Chandlers	Chipping Campden	0.73	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (33.2%) • Flood Zone 3 (21.6%) The site comprises greenfield in the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It was assessed in the Study of Land Surrounding Key Settlements (2026) to have Medium-Low sensitivity. The site partially falls within Flood Zone 2 and Flood Zone 3, and some flood mitigation would be needed. There is no existing access onto the site, but this could be created from Station Road. Further investigation is required to determine whether a suitable access could be created. The site is potentially	Available	Site is submitted by the landowner in recent Call for Sites (2022)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for development subject to suitable access and consideration of the identified constraints.							
CC19B	Cutts Garage	Chipping Campden	0.48	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Listed Buildings • Conservation Area (73.88%) • Flood Zone 2 (33.55%) • Flood Zone 3 (66.45%) The site comprises	Potentially available	Site submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							brownfield associated with local commercial and parking within Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. The whole site falls within Flood Zone 2 and Flood Zone 3, and significant flood mitigation would be needed. Most of the site lies within the Chipping Campden Conservation Area and any heritage impacts would need to be mitigated. The site is currently accessed via a paved driveway off of Sheep Street. Further investigation is required to determine whether the existing access is suitable for intensification. The site is unsuitable for development given the extensive flood risk.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC29B	Campden Business Park Extension, Battlebrook Drive	Chipping Campden	0.67	Greenfield	Housing / employment	Suitable	The site is an adopted Local Plan site allocation and has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT) and Reserved Matters permission for "Appearance, Scale, Layout, Access and Landscaping for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use" (ref: 23/03625/REM). It is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	The site is an adopted Local Plan site allocation and has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT) and Reserved Matters permission for "Appearance, Scale, Layout, Access and Landscaping for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use" (ref: 23/03625/REM). It is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	The site is an adopted Local Plan site allocation and has planning permission for "Outline application for commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT) and Reserved Matters permission for "Appearance, Scale, Layout, Access and Landscaping for the erection of 78 self-storage units with a total of 1404sqm of B8 storage use" (ref: 23/03625/REM). It is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	0	1404
CC29D	Land south of Campden Business Park	Chipping Campden	0.89	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the south of the Campden Business Park. It lies	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							within a sensitive location in the Cotswolds National Landscape. There is no existing access onto the site. Access would need to be created from the business park or through the site to the south with no obvious access point. Further investigation is required to determine whether a suitable access could be created. The site is in a remote and unsustainable location for housing. The site is unsuitable for development given potential access issues and its unsustainable location for housing.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC49	Campden BRI	Chipping Campden	9.68	Mix	Extension to Campden BRI	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (9.43%) • Flood Zone 3 (17.24%) The site comprises a partly brownfield site to the east of Chipping Camden. The northern part of the site is occupied by Campden BRI which is an active employment site, while the southern portion of the site consists of agricultural fields. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site falls partly within Flood Zone 2 and Flood Zone 3, and some flood mitigation would be needed. There is existing access onto the northern part of the site. Further	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	248	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							investigation would be required to determine if it is suitable for intensification. The site is potentially suitable for development subject to mitigation of impact on the National Landscape and consideration of other identified constraints.							
CC50	Land rear of Chipping Campden Fire Station	Chipping Campden	1.39	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Agricultural Land (82.67%) • Grade 3 Agricultural Land (17.33%) The site comprises a greenfield site to the southwest of Chipping Camden. The site backs onto existing residential development. It lies	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Creation of a suitable access could impact on the viability of development.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium / High' landscape sensitivity. There is no existing access onto the site. Creation of an access would likely require demolition of structures to the north of the site. Development of the site would depart from the predominant settlement pattern. The site is unsuitable for development given the landscape sensitivity and lack of suitable access.							
CC52	Land north of Cam and west of Station Road	Chipping Campden	3.57	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 1 Agricultural Land The site comprises a greenfield site to the east of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There are some small agricultural accesses onto the site. Further investigation would be required to determine whether these are suitable for intensification as this would likely require the removal of some hedgerow. The site rises to the northeast, making it prominent when approaching along Station Road. The site is unsuitable for development given the landscape sensitivity.							
CC54	Loverage, Land south of The Cam Road (B4035)	Chipping Campden	4.45	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 1 Agricultural Land Site is partly within / contains: • Flood Zone 2 (24.04%) • Flood Zone 3 (46.62%) • Grade 2 Agricultural Land (88.35%) • Grade 1 Agricultural Land (11.65%)	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site comprises a greenfield site to the east of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. A majority of the site lies within Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. There is an existing agricultural access from the northeast. Further investigation would be required to determine whether this is suitable for intensification. The site is in a remote and unsustainable location for housing. The site is unsuitable for development given the flood risk across the site and unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC55	Land to the rear of Whitacre, Hoo Lane, GL55 6AZ	Chipping Campden	1.13	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater Flooding • Grade 3 Agricultural Land The site comprises a greenfield site on the western edge of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site lies on a prominent hill which is prominent in surrounding views. There is an small existing access from the west. Further investigation would be required to determine whether this is suitable for intensification. A previous application for erection of 3 dwellings (ref:18/04339/FUL) was refused on the grounds that development would be harmful to the National Landscape and because of its prominence on an	Potentially available	Planning application refused in 2019. Site has not been resubmitted as available since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							elevated area of land. The site is unsuitable for development given the harmful impact on National Landscape and prominence of the site.							
CC56A	Land on North-West side of Back Ends	Chipping Campden	1.52	Greenfield		Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (28%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (72%) The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Key Settlements (2026) to have 'High' landscape sensitivity. The site lies on a hill that rises to the north which is prominent in surrounding views. There is existing access onto the site from an agricultural track along the eastern edge of the site. Further investigation would be required to determine whether this is suitable for intensification. The site is adjacent to the Chipping Campden Conservation Area, and forms part of its setting. There is a group TPO along the western edge of the site. The site is unsuitable for development given the landscape sensitivity and its prominent location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC56B	Land on North-West side of Back Ends	Chipping Campden	0.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 3 Agricultural Land The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies on a hill that rises to the north which is prominent in surrounding views. There is existing access onto the site from an agricultural track along the eastern edge of the site. Further investigation would be required to determine whether this is suitable for intensification. The site is adjacent to the Chipping Campden Conservation Area, and forms part of its setting. There is a group TPO along the western edge of the site.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development given the landscape sensitivity and its prominent location.							
CC57	Land at Little Oak, Paxford Road	Chipping Campden	1.13	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 2 Agricultural Land The site comprises a partly brownfield site to the east of Chipping Camden. The site has been in use as a vineyard. It lies within a sensitive location in the Cotswolds National Landscape. There is existing access onto the site from The Cam to the south. Further investigation would be required to determine whether this is suitable for intensification. The site is not in the most sustainable location for	Potentially available	Site submitted by the landowner in Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							housing and is located adjacent to employment uses to the northeast. The site is unsuitable for development given its unsustainable location.							
CC58	Land at the Craves, Blind Lane	Chipping Campden	3.30	Greenfield	Housing / community	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 3 Agricultural Land • Conservation Area Site is partly within / contains: • Flood Zone 2 (9.38%) • Flood Zone 3 (8.18%) The site comprises a greenfield site in the west of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. The site lies wholly within the Chipping Campden Conservation Area, and also forms part of the setting of numerous Grade II and Grade II*	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Listed Buildings. Any heritage impacts would need to be mitigated. There is some Flood Zone 2 and Flood Zone 3 extending along the northern edge of the site, and some flood mitigation measures would likely be required. There is a small existing agricultural access onto the site from Blind Lane, although this is unlikely to be suitable for intensification. The site is unsuitable for development given its sensitive location within the National Landscape and Conservation Area.							
CC59	Campden End, Park Road	Chipping Campden	0.42	Greenfield	Housing	Suitable	Planning permission for 5 dwellings (25/02239/OUT)	Available	Site has planning permission for 5 dwellings (25/02239/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission for 5 dwellings (25/02239/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC60	Land at Hoo Farm, Back Ends	Chipping Campden	0.34	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (78%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (22%) The site comprises a brownfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. The site lies on a hill that rises to the north which is prominent in surrounding views. There is existing access onto the site from an agricultural track along the eastern edge of the site. Further investigation would be required to determine whether this is suitable for intensification. The site is adjacent to the Chipping Campden Conservation Area, and forms part of its setting. The site is unsuitable	Potentially available	Site submitted by the landowner in Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development given the landscape sensitivity and its prominent location.							
CC64	Land off Grevel Lane, GL55 6HS	Chipping Campden	2.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (64%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (36%) • Grade 3 Agricultural Land (71.77%) • Grade 1 Agricultural Land (28.23%) • Deciduous woodland (69%) The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sensitive location in the Cotswolds National Landscape. The site lies on a hill that rises to the north which is prominent in surrounding views. The whole site is covered by a TPO. There is existing access onto the site from the west. Further investigation would be required to determine whether this is suitable for intensification. The site is unsuitable for development given the area TPO across the whole site.							
CC65	Land south of Catbrook	Chipping Campden	3.40	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (55.74%) • Grade 2 Agricultural Land (14.52%) • Grade 1 Agricultural Land (29.74%) The site comprises a greenfield site to the southeast of Chipping Camden. It lies within a sensitive location in the Cotswolds National	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site from the northeast. Further investigation would be required to determine whether this is suitable for intensification. Development of the site would form backland development which is not consistent with the existing development pattern. The site is unsuitable for development given the landscape sensitivity.							
CC66A	Land north-west of Aston Road (Site A)	Chipping Campden	0.41	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises a greenfield site to the northwest of Chipping Camden consisting of a cluster of agricultural buildings. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is existing access onto the site from the east. Further investigation would be required to determine whether this is suitable for intensification. The site is unsuitable for development given the landscape sensitivity.							
CC66B	Land north-west of Aston Road (Site B)	Chipping Campden	0.54	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises a greenfield site to the northwest of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have "Medium" landscape sensitivity. There is existing access onto the site from the southeast. Further investigation would be required to determine whether this is suitable for intensification. The eastern edge of the site is heavily vegetated which provides screening. Development of the site is likely to extend	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	18	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							ribbon development northwards. The site is potentially suitable for development subject to suitable access, mitigation of landscape impacts and consideration of other identified constraints.							
CC67	Land parcel north of Olimpick Drive	Chipping Campden	2.10	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a partially brownfield site to the west of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have Medium-High landscape sensitivity. There is existing access onto the site from the southeast. Further investigation would be required to determine whether this is suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for intensification. A Public Right of Way runs through the site. An application for 30 residential dwellings (ref: 25/01194/OUT) was refused in 2025 on the grounds that development would be significantly harmful to the National Landscape. This decision is currently awaiting appeal decision. The site is unsuitable for development given the landscape sensitivity.							
CC68	Land north-east of Aston Road	Chipping Campden	13.04	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 1 Agricultural Land (87.14%) • Grade 3 Agricultural Land (12.86%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (40%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	150	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site along an access track along the southern boundary. Further investigation would be required to determine whether this is suitable for intensification. An application for 76 dwellings (ref: 18/04768/OUT) had permission that has now lapsed across a large part of the site. The whole site was subject to an EIA Screening Opinion for residential development of up to 150 dwellings, a new medical surgery, a new car/coach park and associated access and infrastructure (ref: 25/03689/SCR) which concluded no EIA was required. The site is in a sustainable location for residential development. The site is potentially suitable for development subject to mitigation of the landscape impacts, and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC69	Other land north-east of Aston Road	Chipping Campden	35.53	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 1 Agricultural Land (88.1%) • Grade 3 Agricultural Land (11.9%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (1%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site along an access track into the southwest of the site. Further investigation would be required to determine whether this is suitable for intensification. A Public Right of Way runs through the site, and runs along the southeastern boundary. Development of the site would not be in keeping with the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							existing pattern of development and would result in development that is remote from the main settlement and which would impact the landscape setting. The site is unsuitable for development due to high landscape sensitivity.							
CC70	Land at George Lane	Chipping Campden	3.37	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the south of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have "Medium-High" landscape sensitivity. There is no	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							existing access onto the site though this could potentially be created from George Lane or the agricultural track along the southeastern boundary. Further investigation would be required to determine whether suitable access could be created. A Public Right of Way runs through the site, and along the western boundary. The site is unsuitable for development due to its landscape sensitivity.							
CC71	South of Kingcombe Lane	Chipping Campden	1.04	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have "Medium-High" landscape sensitivity. There is a small existing access onto the site from Aston Road. Further investigation would be	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							required to determine whether it is suitable for intensification. There is vegetation providing screening on all edges of the site. Development of the site would extend ribbon development northward along Aston Road. The site is unsuitable for development due to landscape sensitivity.							
CC72	Paddock House, Aston Road	Chipping Campden	0.74	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land Site is partly within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater Flooding (86%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing access onto the site from the	Potentially available	Unable to confirm availability.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							southeast. Further investigation would be required to determine whether it is suitable for intensification. A Public Right of Way runs along the southern boundary. The site is unsuitable for development due to its landscape sensitivity.							
CC73	Land north-east of Chipping Campden	Chipping Campden	40.06	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 3 Agricultural Land (10.35%) • Grade 1 Agricultural Land (88.81%) • Traditional orchard (11%) • Deciduous woodland (1%) The site comprises a greenfield site to the north of Chipping Camden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is an existing access onto the site from the southwest to the existing agricultural development. Further investigation would be required to determine whether it is suitable for intensification. A Public Right of Way runs through the site. The western part of the site contains traditional orchards. The site is too remote from the rest of the settlement, and is an unsustainable location for the development of housing. The site is unsuitable for development due to its unsustainable location and landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC74	Land east of Chipping Campden	Chipping Campden	80.88	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape Site is partly within / contains: • Grade 3 Agricultural Land (29.81%) • Grade 2 Agricultural Land (0.5%) • Grade 1 Agricultural Land (69.69%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (67%) • Deciduous woodland (2%) The site comprises a partly brownfield site to the northeast of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an existing access onto the site from the southwest to the existing development. Further investigation would be required to determine whether it is suitable for intensification. A Public Right of Way runs through the site.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable due to landscape sensitivity.							
CC75	South of the Cam, Chipping Campden	Chipping Campden	1.04	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (60.07%) • Flood Zone 3 (2.21%) The site comprises a partly brownfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site from the northwest. Further investigation would be required to determine whether it is suitable for intensification. A majority of the site lies in Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. The site is adjacent to a Sewage Treatments Work to the south. A Public Right of Way runs through the site. The site is not connected to existing development and would result in further intrusion into the National Landscape. The site is unsuitable for development due to flood risk and unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC76	Land east of the Railway Line	Chipping Campden	3.83	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Flood Zone 2 (6.02%) • Flood Zone 3 (69.76%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (67%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing access onto the site from the south. Further investigation would be required to determine whether it is suitable for intensification. A majority of the site lies in Flood Zone 2 and Flood Zone 3, and significant flood mitigation measures would be required. The site is not connected to existing development	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and would be in an unsustainable location. The site is unsuitable for development due to flood risk and unsustainable location.							
CC77	Land west of The Stables, GL55 6EZ	Chipping Campden	0.62	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the north of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is an existing	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access onto the site from the development to the southeast. Further investigation would be required to determine whether it is suitable for intensification. There is an area TPO on the northeastern boundary, and on the southwestern boundary. The site is unsuitable due to landscape sensitivity.							
CC78	Land north of Station Road	Chipping Campden	1.47	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Traditional orchard (19%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site from Station Road.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Further investigation would be required to determine whether it is suitable for intensification. The site contains traditional orchards in the south. Development of the site would extend the development pattern to the east and would impact the National Landscape. The site is unsuitable for development due to priority habitat and harmful impact on the National Landscape.							
CC79	Land east of Catbrook	Chipping Campden	34.03	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 1 Agricultural Land (56.24%) • Grade 2 Agricultural Land (43.73%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to have 'High' landscape sensitivity. There is a small existing agricultural access onto the site from the road along the western edge. Further investigation would be required to determine whether it is suitable for intensification. There are Public Rights of Way crossing the site. The site is prominent in approaches along the western road, and development would be harmful to the National Landscape. The site is unsuitable for development due to landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC80	Land west of Dyer's Lane	Chipping Campden	2.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 2 Agricultural Land Site is partly within / contains: • Good quality semi improved grassland (97%) The site comprises a greenfield site to the east of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to the Chipping Campden Conservation Area, and any heritage impacts would need to be mitigated. There is an existing agricultural access onto the site from Dyers Lane. Further investigation would be required to determine whether it is suitable for intensification. The eastern boundary is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							heavily vegetated, providing natural screening. The site is adjacent to existing development. The site has a majority overlap with a priority habitat (good quality semi improved grassland). Development of the site would be detrimental to this habitat. The site is unsuitable for development due to the majority overlap with priority habitat and landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
CC81	Land west of Blind Lane	Chipping Campden	3.81	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 2 Agricultural Land Site is partly within / contains: • Good quality semi improved grassland (24%) • Traditional orchard (18%) The site comprises a greenfield site to the west of Chipping Campden. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site slopes upwards slightly and is prominent in views west from Blind Lane. There is an existing agricultural access running through the site from Blind Lane. Further investigation would be required to determine whether it is suitable for intensification. There is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							an area of traditional orchards running through the site which would reduce the developable area. The site is adjacent to the Chipping Campden Conservation Area, and any heritage impacts would need to be mitigated. The site is unsuitable for development due to harmful impact on National Landscape and Conservation Area.							
R434A	Briar Hill Farm Paddock	Broad Campden	0.79	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 2 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R434B	Briar Hill Farm Paddock	Broad Campden	0.74	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 2 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Conservation area (29.96%) The site is a in a sensitive location within the Cotswolds National Landscape. A PRoW cuts through the site which may reduce the developable area, unless re-routed. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	18	

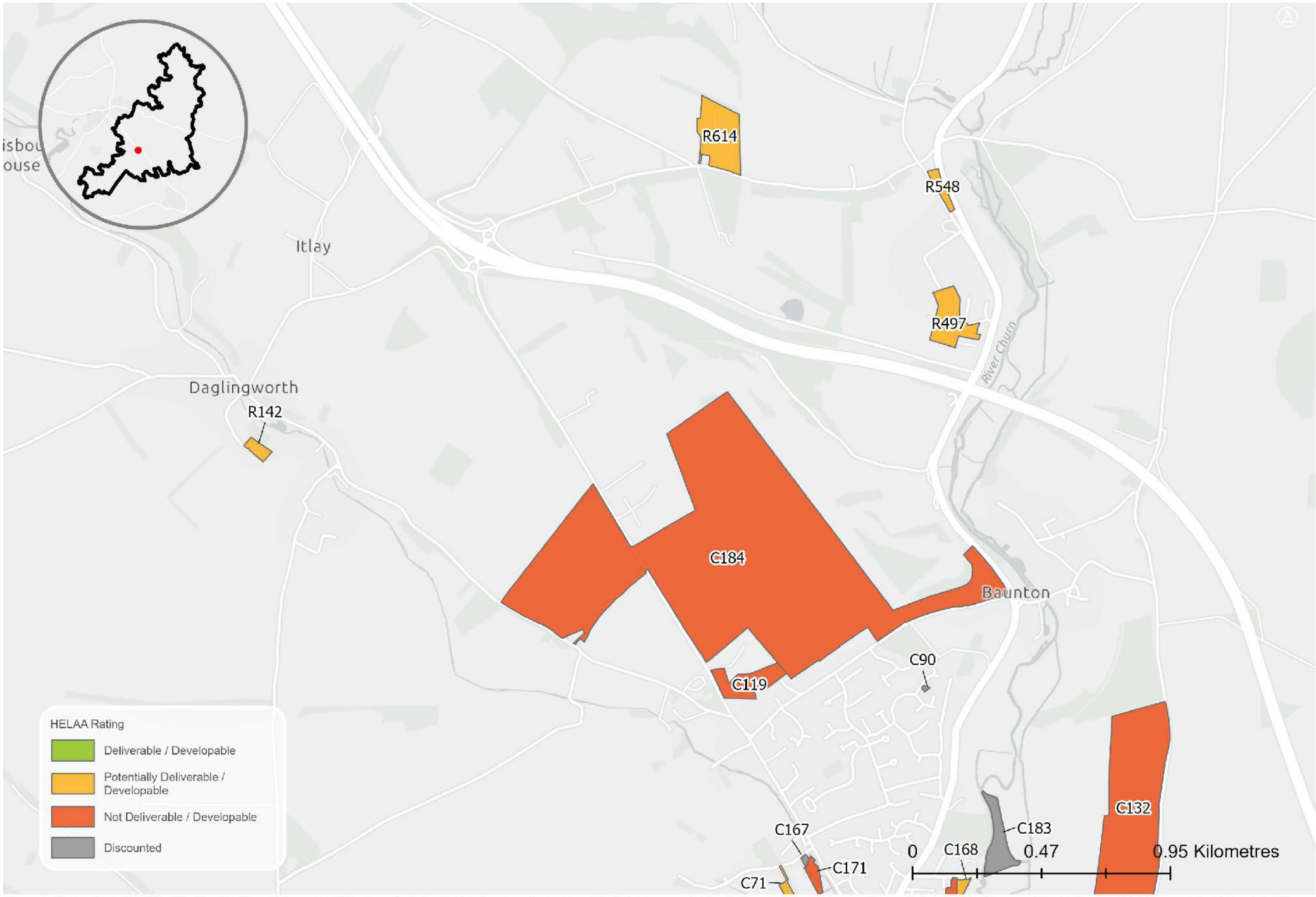
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R483	Land adjacent to Station Road	Ebrington	0.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Site is partly within / contains: • Flood Zone 3 (26.97%) • Flood Zone 2 (5.78%) The site comprises greenfield to the east of Chipping Campden. A large portion of the west of the site is within Flood Zone 2 and Flood Zone 3, and flood mitigation would be required. There is no existing access onto the site. Further investigation would be required to determine	Potentially available	Site is submitted through Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether a suitable access could be created off of Station Road. Development of the site would extend ribbon development along Station Road. The site has poor access to any nearby settlements with no existing footpaths. The site is unsuitable for development due to unsustainable location.							
R488	Land at Battledene Farm	Ebrington	0.45	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Site is partly within / contains: • Grade 2 Agricultural Land (30.3%%) • Grade 3 Agricultural Land (69.7%) The site comprises greenfield to the east of Chipping Campden. The site is in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Further investigation would be required to determine	Potentially available	Site is submitted through Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether a suitable access could be created off of Station Road. Development of the site would represent an encroachment into the National Landscape. The site also has poor accessibility to any nearby settlements, and there are no footpaths along Station Road. The site is unsuitable for development due to unsustainable location.							
R530	Caravan Site, Aston Road	Chipping Campden	1.70	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (67.24%) • Grade 3 Agricultural Land (32.76%) The site comprises a greenfield site to the northwest of Broad Campden. It lies within a sensitive location in the Cotswolds National Landscape. There is an existing access onto the site from the road along the northeastern	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							edge. Further investigation would be required to determine whether it is suitable for intensification. The site is potentially suitable for development, but it is in an unsustainable location for allocation. The site is unsuitable for allocation due to unsustainable location.							

Cirencester A



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C119	Stratton Park, Stratton	Cirencester	1.93	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site comprises a greenfield site at the northwestern edge of Cirencester adjacent to existing development to the north and south. The site lies in a sensitive location within the Cotswolds National Landscape. The site is adjacent to a Conservation Area and any heritage impacts should be mitigated. There is no existing access onto the site, though this could be created from Gloucester Road subject to feasibility. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Unavailable	All ownerships confirmed as unavailable	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	68	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C132	The Whiteway	Cirencester	15.01	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area The site comprises a greenfield site to the northeast of Cirencester. The site is in a sensitive location within the North Cirencester Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity The site is flat and expansive with views to the southeast over Cirencester. There is an existing agricultural access onto the site from the Whiteway, though this may not be suitable for residential intensification and is subject to further investigation. Overall, development of the site would have detrimental impacts on the wider landscape and would extend an incongruous finger of development into open countryside. The site is unsuitable for development.	Potentially available	Site is submitted by landowner through Call for Sites 2010. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C184	Daglingworth Place Farm	Cirencester	70.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater The site comprises greenfield to the north of Stratton. The site lies in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable for development due to the high sensitivity of the landscape.	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R142	The Rectory, Daglingworth	Daglingworth	0.42	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) - Conservation area - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. A portion in the north west of the site is undevelopable due to religious grounds. There is existing access onto the site via local lanes. Investigation may be required to determine whether	Potentially available	Site submitted in the 2008 Call for Sites. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	12	

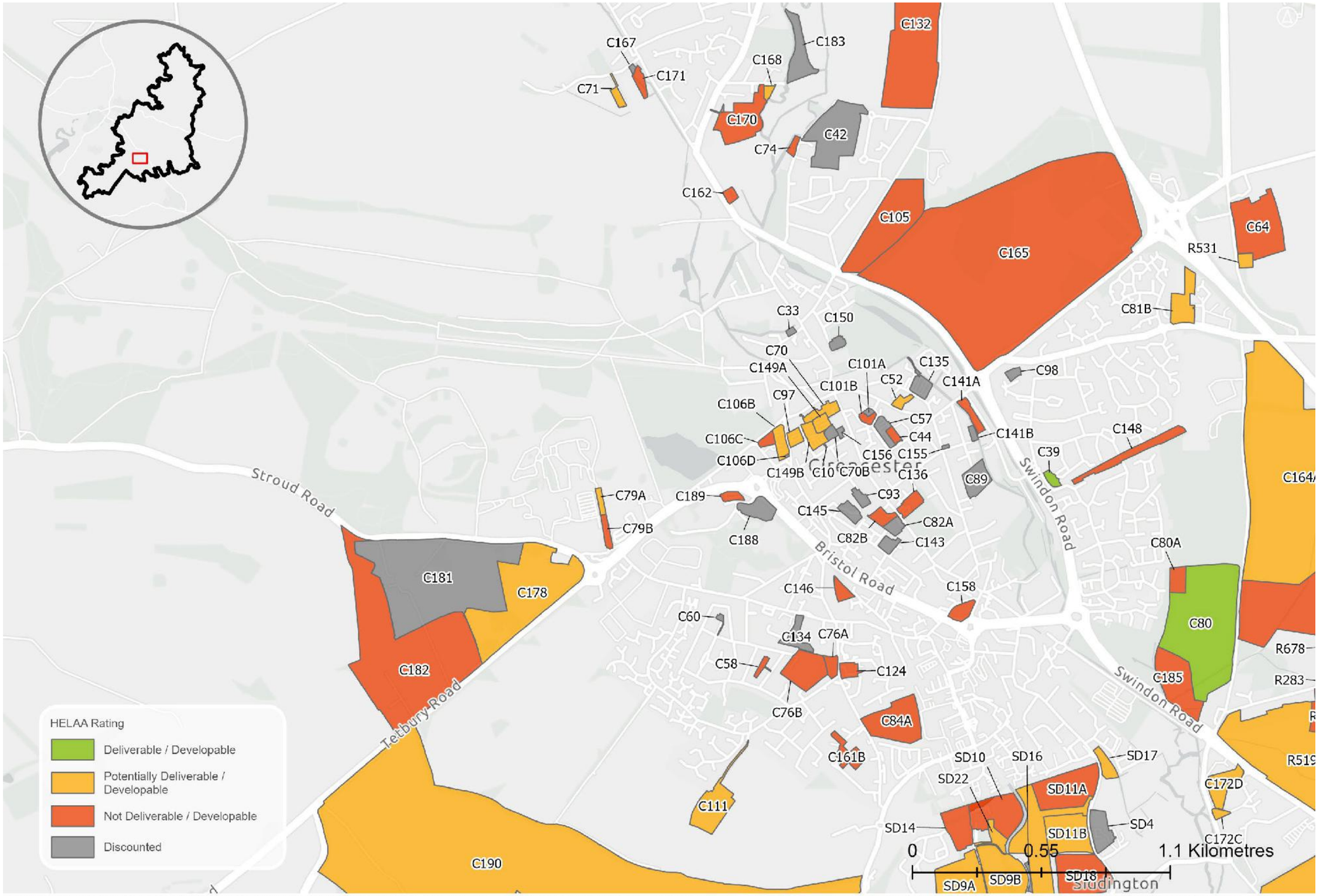
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R497	Land at Mayfield Caravan Park, Perretts Brook	Bagendon	2.22	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (14%) - Areas susceptible to groundwater flooding (Clearwater) (86%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is an existing caravan park with space for further extension. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include presence of existing caravan park arrangements.	Potentially Deliverable / Developable	70	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R548	Land west of A435 and east of Cultham Lane	Bagendon	0.49	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Kemble and Fairford) The site is a in a sensitive location within the Cotswolds National Landscape. A narrow strip of greenfield land. There is existing access onto the site from Cutham Lane. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape and other identified constraints.							
R614	Tall Trees Estate	Bagendon	3.36	Mix	Employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (18%) - Areas susceptible to groundwater flooding (Clearwater + Superficial Deposits Flooding) (82%) The site is a in a sensitive location within the Cotswolds National Landscape. Existing employment uses in the north half of the site and available greenfield land to the southern half. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	0	16800

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							

Cirencester B



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C101B	Cirencester Police Station	Cirencester	0.24	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site currently in use as a police station and parking. It lies within the Cirencester Town Centre Conservation Area. The site is currently accessed via an access road along the south, as well as a back alley to the north which are likely to require upgrading to accommodate residential development. The site is potentially suitable for development, subject to the Town Centre Masterplan and consideration of identified constraints.	Unavailable	Site was confirmed unavailable by landowner in 2014. Confirmation sought in 2024 but no response	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C105	Rugby Football Club	Cirencester	6.35	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • North Cirencester Special Landscape Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site currently in use by the Cirencester Rugby Football Club. The site lies within a sensitive location in the North Cirencester Special Landscape Area. It lies within the setting of the Cirencester Town Centre Conservation Area, the Cirencester Gloucester Street and River Walk Conservation Area, and the Corinium Roman town scheduled monument. There is existing access onto the site via an access road off of the Whiteway, as well as several parking areas. The site is potentially suitable for development, subject to consideration of the	Unavailable	Covenants restrict use for sports facilities only	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	221	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							significance of landscape impacts on the North Cirencester Special Landscape Area and other identified constraints.							
C106B	Sheep Street Island	Cirencester	0.65	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Listed Buildings (Apsley Hall, Former Railway Station) The site comprises a brownfield site currently in use as car parking within the Cirencester Town Centre Conservation Area. The site also	Potentially available	Site is submitted in Call for Sites 2014. Confirmation sought in 2024 but no response	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains 2 Grade II Listed Buildings. Any heritage impacts would need to be mitigated. There is existing access onto the site from Tetbury Road. The site is potentially suitable for development, subject to consideration of heritage impact and other identified constraints.							
C106C	Sheep Street Island NW parcel	Cirencester	0.29	Brownfield		Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site currently in use as employment and car parking within the Cirencester Town Centre Conservation Area. Any heritage impacts would need to be mitigated. There is existing access onto the site from Tetbury	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include demolition or renovation of existing structures.	Not Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Road, though this is subject to requiring intensification. The site is potentially suitable for development, subject to consideration of heritage impact and other identified constraints.							
C111	The Cranhams, Cranhams Lane	Cirencester	2.54	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area Site is partially within / contains: • Grade 2 Listed Building (The Cranhams) • Grade 2 and Grade 3 Agricultural Land The site comprises a greenfield site at the southwestern edge of Cirencester. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site is assessed in the Study of Land Surrounding Key Settlements (2026) as having 'Medium'	Potentially available	Site is submitted in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	88	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							landscape sensitivity. There is existing access onto the site from Cranhams Lane, though this is subject to requiring intensification which may be constrained. The site contains a number of individual and area TPOs which could constrain the development area. Development of the site could potentially have significant and detrimental impact on the Listed Building and wider landscape. The site is potentially suitable for development, subject to consideration of heritage impact and other identified constraints.							
C124	TA Headquarters and south of Somerford Road	Cirencester	0.48	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a brownfield site within Cirencester town centre. The site is surrounded by existing development and is near facilities including a school. There is existing access onto	Unavailable	MoD is now investing in this site	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include costs associated with demolition or renovation of existing structures.	Not Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the site from Somerford Road, though this may not be suitable for residential intensification and is subject to further investigation. The site is potentially suitable for development, subject to consideration of identified constraints.							
C136	Watermoor House, Watermoor Road	Cirencester	0.65	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Scheduled Monument (Corinium Roman town) (76.24%) • Grade 2 Listed Building (Watermoor House) The site comprises a brownfield site consisting of a care home within Cirencester. The site is within the Cirencester South Conservation Area, and contains a	Unavailable	Site is in active use as a care home with no redevelopment plans	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Scheduled Monument and a Grade II Listed Building, and any heritage impacts would need to be mitigated. There is existing access onto the site via a driveway and parking. The site is potentially suitable for development, subject to consideration of identified constraints.							
C146	Rear gardens – even no. homes on Somerford Road	Cirencester	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises multiple back gardens southwest of the A419. There is no existing access onto the site, though this could potentially be created from Meadow Road. Investigation would be required to determine whether this is feasible and if the road is suitable for residential	Unavailable	The site is in multiple ownership comprising the rear gardens of 14 houses. It has not been submitted as available for development. The site was initially submitted as part of the former Urban Capacity Study and availability has not been confirmed.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.							
C149A	Brewery Car Park (north-east part)	Cirencester	0.43	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corinium Roman town) (37.17%) The site comprises a brownfield site which consists of a car park in Cirencester. The site lies wholly within the Cirencester Town Centre Conservation Area and overlaps with a Scheduled Monument. Any heritage impacts would	Potentially available	Site is submitted in Call for Sites 2013. Confirmation sought in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	22	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							need to be mitigated. There is existing access onto the site from C149B. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
C149B	Brewery Car Park (south-west part)	Cirencester	0.71	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corinium Roman town) (1.54%) The site comprises a brownfield site which consists of a disused grocery store and car park in Cirencester. The site lies wholly within the Cirencester Town	Potentially available	Site is submitted in Call for Sites 2013. Confirmation sought in September 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Centre Conservation Area and overlaps with a Scheduled Monument. Any heritage impacts would need to be mitigated. There is existing access onto the site from Cripps Road, though this would require investigation to ensure suitability for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
C161B	Pinehurst, South of 48b to Littlecot, Berkeley Road	Cirencester	0.87	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a house and some back gardens. There is existing access to the site from Bramley Road and from Berkeley Road, though intensification of these accesses for residential use would need to be investigated. The site is potentially suitable for development, subject	Unavailable	Former Urban Capacity Study site with no expression of interest	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to suitable access and consideration of other identified constraints.							
C162	Stratton Garage, Gloucester Road	Cirencester	0.27	Brownfield	Mixed use	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Flood Zone 2 (15.37%) • Flood Zone 3 (79.68%) The site comprises a brownfield site which consists of a car park. The site is in a sensitive location within the North Cirencester Special Landscape Area. The majority of the site is Flood Zone 2 and 3. The site is remote from the main	Unavailable	Currently in active use as a Vauxhall car sales garage. The site has not been submitted as available for development.	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							built up area of Cirencester and would have negative impacts on the wider landscape. The site contains extensive Flood Zone 2 and Flood Zone 3, and flood mitigation measures would need to be implemented. The site is unsuitable for development given its remote location, impact on the Special Landscape Area and flooding.							
C165	Harebushes	Cirencester	59.94	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Areas Susceptible to Groundwater Flooding - Clearwater (2%) • Scheduled Monument	Unavailable	Site confirmed unavailable by landowner in 2020	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(Tar Barrows) (9.98%) • Deciduous woodland (22%) The site comprises greenfield to the northeast of Cirencester. The site lies in a sensitive location within the North Cirencester Special Landscape Area. The site contains a Scheduled Monument, and any heritage impacts would need to be mitigated. The site forms part of a green wedge that connects Cirencester town centre with the surrounding landscape. There is some existing agricultural access onto the site, but residential intensification would require further investigation. The site is unsuitable for development due to the detrimental effect development would have on the setting and Special Landscape Area.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C168	Land south of Stratton Mills	Cirencester	0.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Flood Zone 2 (2.13%) • Flood Zone 3 (7.28%) • Coastal and floodplain grazing marsh (76%) The site comprises greenfield to the southeast of Stratton. The site lies in a sensitive location within the North Cirencester Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is partly within Flood Zone 2 and Flood Zone 3, and flood mitigation would be required. There is some existing agricultural access onto the site, but residential intensification would	Available	Site availability confirmed with landowner in September 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	7	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							require further investigation. The site is potentially suitable for development subject to mitigation of impact on the Special Landscape Area, suitable access and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C170	Stratton Meadows	Cirencester	2.94	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • North Cirencester Special Landscape Area Site is partially within / contains: • Flood Zone 2 (4.71%) • Flood Zone 3 (4.13%) • Grade 3 Agricultural Land (88.62%) • Provisional Flood Storage Area (17%) • Coastal and floodplain grazing marsh (96%) The site comprises greenfield to the southeast of Stratton. The site lies in a sensitive location within the North Cirencester Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is partly within Flood Zone 2 and Flood Zone 3, and flood mitigation would be required. There is an existing narrow access	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							onto the site, though widening for residential purposes is restricted due to proximity of existing residential buildings. Alternative access may need further investigation. The site has a majority overlap with a priority habitat. The site is unsuitable for development due to the harmful impacts on the landscape setting and the Special Landscape Area.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C171	Land off Barn Way Site B, Stratton	Cirencester	0.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 2 (12.78%) • Flood Zone 3 (80.59%) The site comprises greenfield to the west of Stratton. The site lies in a sensitive location within the Cotswolds National Landscape. The site is primarily within FLood Zone 2 and Flood Zone 3, and significant flood mitigation would be required. There is no existing access onto the site, with access needing to be provided from C167 to the north.	Potentially available	Site is submitted by landowner through Call for Sites 2014. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to the extensive flooding on site, and the potentially harmful impacts on the National Landscape setting.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C172C	Siddington Park Farm C	Cirencester	0.22	Greenfield	Retirement Village	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Grade 3 Agricultural Land The site comprises greenfield to the east of Siddington. The site lies in a remote location from the main settlement of Cirencester. It is adjacent to an existing retirement home. There is no existing access onto the site, though access could potentially be provided from the access road to the north. The site is unsuitable for development due to the extensive flooding on site, and the potentially harmful impacts on the	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							National Landscape setting.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C172D	Siddington Park Farm D	Cirencester	1.39	Brownfield	Retirement Village	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Area susceptible to groundwater flooding - Clearwater and superficial deposits flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site is a brownfield site to the southeast of Cirencester consisting of a vacant parking lot. The site is not adjacent to the existing settlement and would be in an unsustainable location. The site is part of a large retirement community complex, with adjacent parts of the site already developed. The site is covered by an area TPO. A planning application to extend the retirement community was refused (ref: 24/02513/FUL) on the basis of the design not complying with the local Design Code.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is existing access onto the site which is likely suitable for intensification. The site is potentially suitable for development, subject to consideration of the identified constraints and design that complies with the Design Code.							
C178	Royal Agricultural University Triangle Site	Cirencester	10.94	Mix	Housing / employment	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land • Deciduous woodland (10%)	Available	Site availability confirmed with landowner in September 2024, planning application in	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Potentially Deliverable / Developable	343	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site comprises greenfield to the west of Cirencester. The site lies in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is existing access onto the site to existing development in the north of the site though residential/employment intensification would require further investigation. There is a pending application on the site (24/01143/OUT). The site is potentially suitable for development subject to mitigation of the identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C182	College Farm Workshops and Royal Agricultural College Sports Fields	Cirencester	21.30	Mix	N/A	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater Site is partially within / contains: • Historical Landfills (Royal Agricultural College) The site comprises partially greenfield to the west of Cirencester. The site lies in a sensitive location within the Cotswolds National Landscape. The site overlaps partially with a historical landfill which may cause issues with development and land suitability. There is existing access onto the site to existing development in the southwest of the site though residential/employment intensification would require further investigation. The site is potentially suitable for development subject to	Unavailable	Part of the Royal Agricultural University. It has never been made available for development.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Not Deliverable / Developable	959	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mitigation of the identified constraints.							
C189	Land adjacent to Cirencester Hospital	Cirencester	0.32	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Longbarrow and Roman amphitheatre and cemetery) (37.69%) The site comprises a brownfield site making up parking for the Cirencester Hospital. The site partially contains a Scheduled	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Monument and is within its setting and the setting of a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site is in active use as a car park for the hospital and should remain in use. The site is unsuitable for development due to heritage concerns and active usage.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

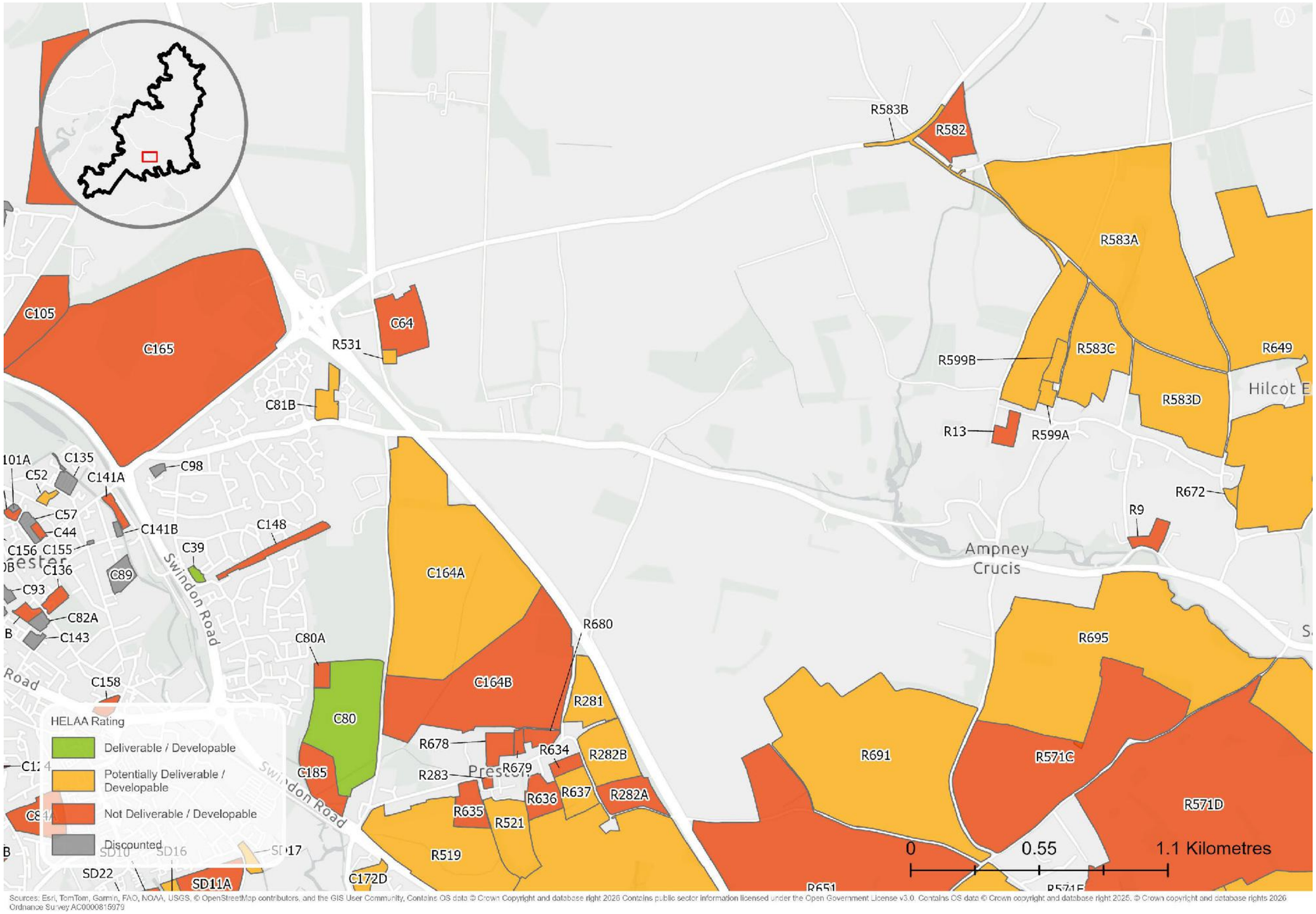
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)

Cirencester C



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C39	Austin Road Flats	Cirencester	0.29	Mix	Housing	Suitable	Planning permission (ref: 25/00650/FUL) for demolition of existing flats and redevelopment of 14 new flats.	Available	Planning permission (ref: 25/00650/FUL) for demolition of existing flats and redevelopment of 14 new flats.	Achievable	Planning permission (ref: 25/00650/FUL) for demolition of existing flats and redevelopment of 14 new flats.	Deliverable / Developable	14	
C44	BT Exchange	Cirencester	0.25	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within /	Unavailable	The site is in active use as a telephone exchange. The site has not been made available for development and there is no reasonable prospect that a development will be delivered within the Local Plan period.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains: • Scheduled Monument (Corrinium Roman town) (0.55%) The site comprises a brownfield site within Cirencester. The site is in active use as a telephone exchange. The site is within a Conservation Area, partially contains a Scheduled Monument and is within its setting. Any heritage impacts would require mitigation. As the site is in active use, it is Unsuitable for redevelopment. The site is unsuitable for development.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C52	27/27A Dyer Street	Cirencester	0.29	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corrinium Roman town) (26.92%) The site comprises a brownfield site within Cirencester. The site contains some commercial and some residential uses. The site is within a Conservation	Potentially available	Site is submitted by landowner through Call for Sites 2015. Availability has not been confirmed since.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include costs associated with potential demolition and clean-up of existing structures.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Area, partially contains a Scheduled Monument and is within its setting. Any heritage impacts would require mitigation. There is existing access onto the site from The Waterloo. This is subject to investigation as to whether it is suitable for the intended use. The site is potentially suitable for development subject to consideration of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C58	Garage block, Oakley Road	Cirencester	0.22	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a brownfield site within Cirencester. The site is in active use providing 70 garage spaces. The site is unsuitable due to its active use.	Unavailable	The site is in active use and is unavailable.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Reprovision of existing garage spaces would impact the viability of redevelopment.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C64	Hunters Equestrian, Cherry Tree Lane	Cirencester	4.82	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a partially greenfield site to the east of Cirencester. The site is currently in use as an equestrian club, and is adjacent to a care home. The site is remote from the main built up area of Cirencester and is far from services. There is existing access onto the existing parking	Potentially available	Site is submitted by landowner through Call for Sites 2020. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							on site. This is subject to investigation as to whether it is suitable for residential intensification. Development of this site would extend development beyond the A417 and would not match the existing development pattern. The site is unsuitable for development given its location away from Cirencester and because it does not fit with the existing development pattern.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C70	Brewery Car Park and surrounding land	Cirencester	0.64	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corrinium Roman town) (22.6%) • Grade 2 Listed Building The site comprises a brownfield site within Cirencester. The site contains mainly commercial uses. The site is within a Conservation Area, partially	Potentially available	The site is part of a stalled planning permission. It is in multiple ownerships with the car park being owned by Cotswold District Council and unavailable for development. The District Council is currently unable to make a firm commitment on the availability of the car park for alternative uses.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	22	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains a Scheduled Monument and is adjacent to a Grade II Listed Building. Any heritage impacts would require mitigation. There is existing access onto the site from the car park to the south. This is subject to investigation as to whether it is suitable for the intended use. The site has an extant planning permission (Ref: 14/01529/FUL). The site is potentially suitable for development subject to consideration of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C71	Land adjacent 'Donside', off Barnway	Cirencester	0.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (1.5%) • Flood Zone 3 (2.32%) The site comprises a greenfield site to the west of Stratton. The site is adjacent to existing	Available	Site is submitted by the landowner in Call for Sites 2020. Availability confirmed in 2025.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							residential development. The site lies in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site contains a small amount of Flood Zone 2 and 3 and may require some flood mitigation. There is no existing access onto the site but there is an access road leading to the northern corner of the site. Access could potentially be created from there, but investigation is required to ensure feasibility.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to consideration of identified constraints.							
C74	Land at Bowling Green Lane	Cirencester	0.23	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains:	Potentially suitable	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							• Flood Zone 2 (4.05%) • Flood Zone 3 (49.03%) • Provisional Flood Storage Area (36%) • Coastal and floodplain grazing marsh (95%) The site comprises a greenfield site to the northwest of Cirencester. The site is adjacent to existing residential development. The site contains a significant amount of Flood Zone 2 and 3 and would require significant flood mitigation. The remaining area outside of flood zone would not accommodate 5 dwellings. There is no existing access onto the site but access could be created from Bowling Green Lane. This should be investigated for							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							feasibility. There is a majority overlap with a priority habitat. The site is unsuitable for development given the significant flood zone overlap.							
C76A	Chesterton School Wooded Area, Somerford Road	Cirencester	0.43	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Deciduous woodland The site comprises a greenfield site within Cirencester. The site is adjacent to the Chesterton Primary School.	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The entire site is covered by TPOs which would make the development of the site virtually impossible. There is no existing access onto the site. The creation of a suitable access would need further investigation. There is a majority overlap with a priority habitat. The site is unsuitable for development given the TPO coverage and priority habitat across the site.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C76B	Chesterton School, Somerford Road	Cirencester	2.21	Mix	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area The site comprises a partly greenfield site within Cirencester including Chesterton Primary School and its playing fields. The site is in active use as a school with no plans to redevelop. There is existing access onto the site via the school car park. The site is unsuitable for development given its active usage as a school.	Unavailable	The site comprises Chesterton Primary School and its playing field. There are no plans to redevelop the school building.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C79A	Northern part of former Highways Depot, Stroud Road	Cirencester	0.28	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site to the west of Cirencester. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to Cirencester College and previously had permission to build a block of classes. There is existing access onto the site from Druids Walk. Further investigation is required to determine	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether the access is suitable for intensification. The site is potentially suitable for development subject to mitigation of the identified constraints.							
C79B	Southern part of Former Highways Depot, Stroud Road	Cirencester	0.39	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site to the west of	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Cirencester. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to Cirencester College. There are a number of TPOs across the southern part of the site, constraining the development area. The site is narrow and linear making housing development complicated. There is existing access onto the site from Druids Walk. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development given the constraints and shape of the site.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C80	Land west of Kingshill Lane	Cirencester/Preston	13.39	Greenfield	Housing	Suitable	Site has planning permission for up to 280 dwellings (24/02854/OUT). The site is suitable, available and achievable.	Available	Site has planning permission for up to 280 dwellings (24/02854/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission for up to 280 dwellings (24/02854/OUT) and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	280	
C80A	Allotments adjacent to Kingshill South	Cirencester	0.73	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding	Unavailable	Allotment site that must be retained if needed unless a suitable alternative location can be found. The site is also not promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site comprises a greenfield site to the east of Cirencester. The site is in active use as allotments which should be maintained. The site is adjacent to existing residential development. There is existing pedestrian access onto the site from Buncombe Way. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development given its active use as allotments.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C84A	Land east of Wilkinson Road	Cirencester	3.40	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area Site is partially within / contains: • Grade 3 Agricultural Land (82.92%) The site comprises a greenfield site in the southwest of Cirencester. The site is in active use as allotments which should be maintained. The site is adjacent to existing residential development and industrial uses. There is existing pedestrian access onto the site from Somerford Road. Further investigation is	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							required to determine whether the access is suitable for intensification. The site is unsuitable for development given its active use as allotments.							
C81B	Land west of Gardner Way	Cirencester	1.60	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site	Potentially available	Site is submitted by the landowner through Call for Sites 2014. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	31	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							comprises a greenfield site in the northeast of Cirencester. The site is adjacent to existing residential development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is no existing access onto the site, but this could likely be created from Gardner Way. Further investigation is required to determine whether a suitable access can be provided. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C82B	Paternoster House, Watermoor Road	Cirencester	0.51	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Scheduled Monument (Corinium Roman town) (75.6%) The site comprises a brownfield site within Cirencester. The site is in active use as a care home. The site is within a Conservation Area, partially contains a Scheduled Monument and	Unavailable	The site is owned by Gloucestershire County Council. It has been confirmed as unavailable.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							is within its setting. Any heritage impacts would need to be mitigated. There is existing access onto the site that is suitable to residential development. The site is unsuitable for development as it is in active use as a care home.							
C97	Sheep Street Car Park (Old Memorial Hospital)	Cirencester	0.38	Brownfield	Dependent on Town Centre Masterplan	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within /	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Confirmation sought in 2024 but no response	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							contains: • Scheduled Monument (Corinium Roman town) (35.71%) The site comprises a brownfield car park site in the northwest of Cirencester. The site is within the Conservation Area and partially contains a Scheduled Monument. Any heritage impacts would need to be mitigated. There is existing access onto the site. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development subject to consideration of the identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C141A	Beeches Road Car Park	Cirencester	0.53	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Conservation Area • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (14.55%) • Flood Zone 3 (36.2%) • Scheduled Monument (Corinium Roman town) (82.78%) • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (2%) The site	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							comprises a brownfield site consisting of a car park within Cirencester. The site is partially within Flood Zone 2 and Flood Zone 3 with relevant flood mitigation required. The site is within the Cirencester South Conservation Area, and contains a Scheduled Monument and any heritage impacts would need to be mitigated. There is existing access onto the site via a driveway and parking. The site is potentially suitable for development, subject to consideration of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C148	Land at City Bank, Beeches Road and the Former Railway Line	Cirencester	1.56	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land (46.24%) • Deciduous woodland (43%) The site comprises a greenfield site which makes up a green pedestrian and cycling corridor. There is no existing access onto the site, though this could potentially be created from	Potentially available	Site is submitted by landowner through Call for Sites 2010. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Queen Elizabeht Road subject to further investigation of feasibility and suitability. The linear park is well used by pedestrians and cyclists and forms part of a wider network. Given its use as a pedestrian green corridor, the site is unsuitable for development.							
C158	Kwik Fit and Fire Station, School Lane	Cirencester	0.60	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a brownfield site which consists of the fire station and a	Unavailable	The site is a former Urban Capacity Study site. It has not been submitted as available for redevelopment and is in active use as a fire station and Kwik Fit.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							commercial unit. The site is in active use and should be retained for these uses. The site is unsuitable for development given its active uses.							
C164A	Land east of Kingshill Lane	Cirencester	41.93	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Deciduous woodland (1%) The site comprises greenfield on the eastern	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1861	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							edge of Cirencester. There is a small existing agricultural access onto the site from Kingshill Lane, though this would need to be investigated for residential intensification. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site lies adjacent to the A419 and noise mitigation measures may be required. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C164B	Land east of Kingshill Lane	Cirencester	27.82	Greenfield	Unavailable	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Floding (2%) • Deciduous woodland (9%) The site comprises greenfield on the eastern edge of Cirencester. There is no existing access	Unavailable	Confirmed as unavailable in 2020	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	1137	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							onto the site, but the site could be accessed from C164A to the north or access could potentially be created from Kingshill Lane. The site lies adjacent to the A419 and noise mitigation measures may be required. The The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
C185	Forty Farm, Kingshill Land	Cirencester	3.43	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • South Cerney Airfield Safeguard Area • Areas Susceptible to	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (5.12%) • Flood Zone 3 (82.07%) The site comprises greenfield to the east of Cirencester. The site is almost entirely within Flood Zone 2 and 3, and would require extensive flood mitigation measures. The site is unsuitable for development due to high flood risk across most of the site.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R9	Land adjacent to the Old London Road	Ampney Crucis	1.13	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is greenfield adjacent to Ampney Crucis. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use from School Lane. Investigation may be required to determine	Unavailable	Landowner confirmed unavailable in 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	31	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R13	Site 2 west of School Lane	Ampney Crucis	1.08	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site consists of greenfield adjacent to Ampney Crucis. The northern part of the site has two separate planning permissions for the erection of single dwellings (25/03247/FUL and	Potentially available	Site submitted in the 2008 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							25/00482/FUL) which reduces the overall developable area. The site lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no suitable access to the developable parts of the site. The site is unsuitable for development owing to access constraints.							
R281	Land between Pine Corner and the A419	Preston	3.96	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and	Available	Site submitted through Call for Sites 2008. Availability confirmed with landowner in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	108	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Superficial Deposits Flooding The site comprises a greenfield site to the northeast of Preston. There is existing access onto the site. Further investigation is required to determine whether the access is suitable for intensification. The site is separated from the main settlement of Preston. The site is potentially suitable for development subject to identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R282B	Field south-west of Preston	Preston	5.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding 60% overlap) - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (8% Overlap) The site comprises a greenfield site	Available	Site submitted through Call for Sites 2020. Availability confirmed in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	137	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the east of Preston. The site is adjacent to the existing settlement. There is existing access onto the existing development on site down a single lane track. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development subject to identified constraints.							
R283	Land opposite Preston Place	Preston	0.20	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas	Unavailable	Confirmed as unavailable	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding The site comprises a greenfield site that would constitute infill in the settlement of Preston. There is no existing access onto the site but this could feasibly be created. The site is potentially suitable for development subject to identified constraints relating to groundwater flooding.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R521	Land at Preston (Site 1)	Preston	5.10	Greenfield	Housing / Commercial	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding This is a large greenfield site to the south of Preston. It is adjacent to the settlement. The site is accessed via a track . Investigation may be required to determine whether suitable access can be created for residential development. Development of the site would	Available	Availability confirmed with landowner in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	140	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							detract from the linear settlement pattern of Preston. The site is potentially suitable for development subject to suitable access and consideration of identified constraints.							
R531	Elm Tree Cottage and Cherry Tree Garage, Cherry Lane	Preston	0.37	Brownfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							This is a fully developed employment site in active use. The site is detached from the existing settlement, though is adjacent to one existing dwelling. The site is potentially suitable for residential conversion if the employment use is no longer required.							
R571D	Land north of Driffield	Driffield	84.93	Mix	See R571A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clear water and Superficial Deposits Flooding) (5%) - Areas	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	2202	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							susceptible to groundwater flooding (Superficial Deposits Flooding) (93%) - Oil pipeline buffer - 100m (17%) - Scheduled monument (Roman villa and earlier settlement remains 1120m east of Harnhill Manor (10.53%) - Flood zone 3 (1.18%) - Deciduous woodland (5%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing multiple accesses onto the site. Investigation may be							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							
R571C	Quary Field and The Glebes	Driffield	34.22	Greenfield	See R571A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clear water and Superficial Deposits	Unavailable	Confirmed as unavailable	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	941	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flooding) (28%) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (10%) There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R583A	Land North of Ampney Crucis	Ampney Crucis	47.57	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford Site is partially within / contains: - Airfield Safeguard Area - Kemble (99%) - Airfield Safeguard Area - South Cerney (68%) - Deciduous woodland (8%) The site is greenfield adjacent to Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There are multiple existing access points to the site via the current land use from Roman Road and Allotment Lane.	Available	Site is submitted through Call for Sites 2020. Availability confirmed with landowner in 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1199	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Investigation may be required to determine whether the access is suitable for residential intensification. The site contains deciduous woodland identified as priority habitats, but the remaining developable area is capable of delivering potential strategic extension to Ampney Crucis. The site is located outside of but adjacent to the Cotswolds National Landscape. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R583B	Land North of Ampney Crucis	Ampney Crucis	11.01	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Cotswolds National Landscape (2.99%) - Deciduous woodland (2%) The site comprises a greenfield site north of Ampney Crucis. The site has a small overlap with the Cotswolds National Landscape and	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	295	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							deciduous woodland identified as priority habitat, and any landscape and ecological impacts should be mitigated. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing agricultural access to the site. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development subject to landscape mitigation, and consideration of the identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R583C	Land North of Ampney Crucis	Ampney Crucis	10.01		Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site north of Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is no existing access to the site, although access can be potentially achieved via	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	275	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent sites R583. Further investigation is required to determine whether suitable access could be provided. The site is located outside of the Cotswolds National Landscape. The site is potentially suitable for development subject to suitable access, and consideration of the identified constraints.							
R583D	Land North of Ampney Crucis	Ampney Crucis	13.69	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include presence of overhead powerlines.	Potentially Deliverable / Developable	376	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flooding The site comprises a greenfield site north of Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a 11KW powerline running through the site, which may reduce the developable area. There is existing access to the site via the current land use from Allotment Lane. Investigation may be required to determine whether the access is suitable for residential intensification. he site is located outside of the Cotswolds National Landscape.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R599A	Land Opposite Former Butchers Arms PH	Ampney Crucis	0.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	16	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Site is partially within / contains: - Conservation Area (37.05%) The site is greenfield adjacent to Ampney Crucis, partly located within the Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Investigation may be required to determine whether the								

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R599B	Land Opposite existing dwelling, Ampney Crucis	Ampney Crucis	1.11	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is greenfield adjacent to Ampney Crucis.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R634	Land south of Blackthorns	Preston	0.81	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the east of Preston. Development of the site may result in the loss of best and most versatile agricultural land. There is a small agricultural access to the site from the northeast. This is likely suitable for residential intensification The site is	Unavailable	The Council has been unable to confirm the availability of this site for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	20	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							currently in use as playing fields. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R635	Land south of Church Farm	Preston	2.27	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Local Green Space (14%)	Unavailable	The Council has been unable to confirm the availability of this site for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	27	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Deciduous woodland (38%) The site comprises greenfield in the centre of Preston. The site is adjacent to the Preston Conservation Area, and is also within the setting of Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. Part of the site is a designated Local Green Space. The western part of the site consists of allotments. There is a small agricultural access onto the site from the north. This is likely suitable for residential intensification. The site is potentially							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for development, subject to suitable access, consideration of impact on the Conservation Area and other identified constraints.							
R636	Land south of Preston House	Preston	2.21	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield	Available	Availability confirmed by email in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Safeguard Area - South Cerney The site comprises greenfield to the south of Preston. The site is within the setting of the Preston Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site. Access could potentially be created from the north, though this would likely be unviable as there are existing structures. The site is unsuitable for development due to the lack of potential access.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R637	Land west of Harnpit to Witpit Lane	Preston	2.61	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the southeast of Preston. A Public Right of Way runs along the southern boundary. Development of the site may result in the loss of best and most versatile agricultural land. There is a small agricultural access onto the site from the track along the	Available	Availability confirmed by email and phone in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	71	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							eastern boundary. This road is likely Unsuitable for residential intensification. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.							
R672	Land south of Dudley Farm	Ampney Crucis	0.36	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site is greenfield	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent to Ampney Crucis and its Conservation Area. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R678	Land to east of All Saints Church	Preston	1.41	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Flooding The site comprises a greenfield site to the north of Preston. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. The site is adjacent to the Preston Conservation Area, and is within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access is proposed through R679 and R680, however that access is on a blind bend and							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							may not be suitable. The site is unsuitable for development, given likely harm to the Conservation Area and nearby Listed Buildings, as well as lack of a suitable access.							
R679	Land to north of the Paddock	Preston	0.45	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							comprises a greenfield site to the north of Preston. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is within the setting of the Preston Conservation Area and a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access is proposed through R680, however that access is on a blind bend and may not be suitable. The site is unsuitable for development,							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							given likely harm to the Conservation Area and nearby Listed Buildings, as well as lack of a suitable access.							
R680	Land to the north of the Old Farmhouse	Preston	0.93	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable		

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Deposits Flooding The site comprises a greenfield site to the north of Preston. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is within the setting of the Preston Conservation Area and a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access could be created from							

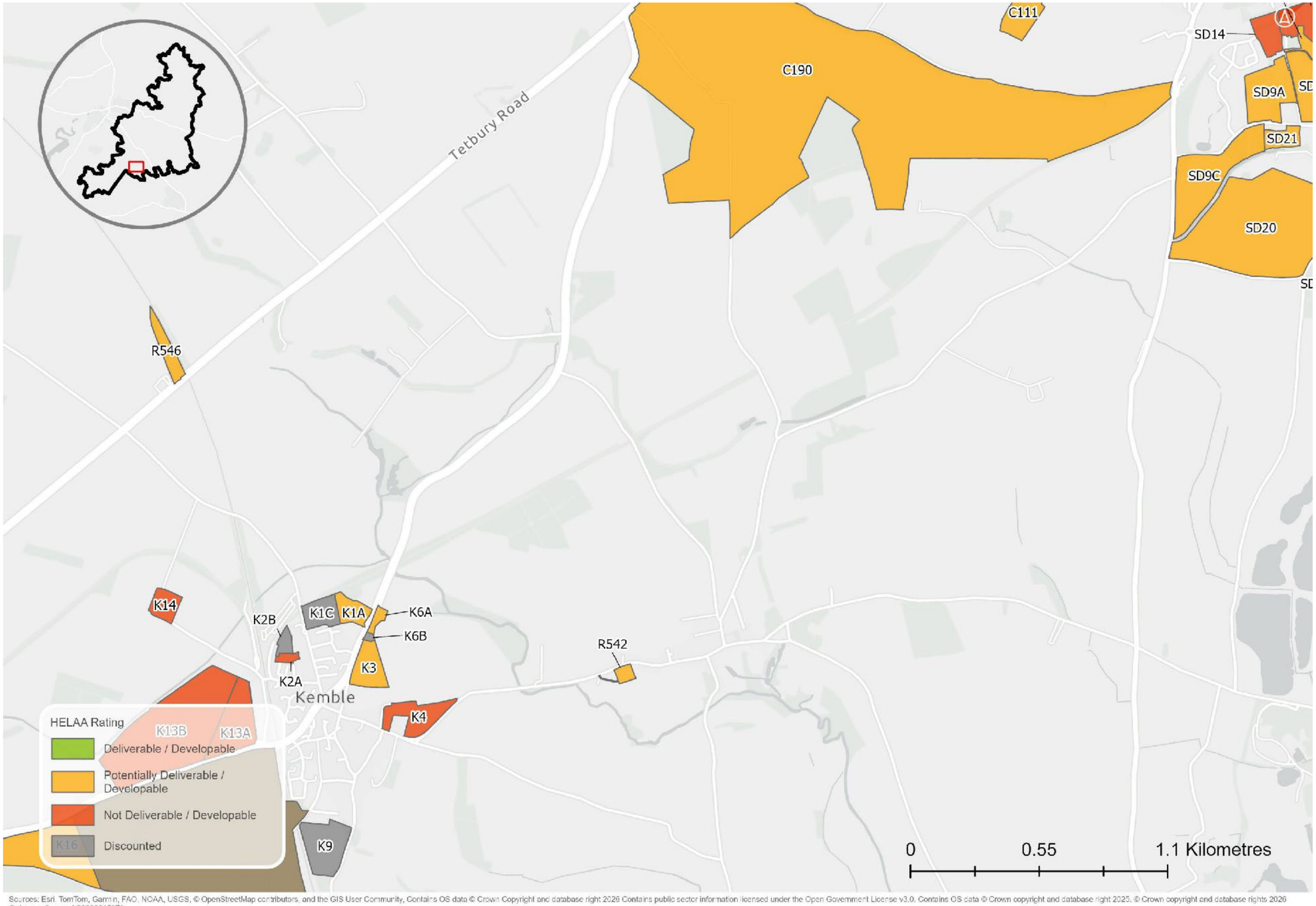
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the road along the eastern boundary, but there may be suitability issues due to a blind bend. The site is unsuitable for development, given likely harm to the Conservation Area and nearby Listed Buildings, as well as lack of a suitable access.							
R691	Driffield, Preston: Land north west of Harnhill (Leda land)	Driffield, Preston	45.78	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1258	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Deposits Flooding) (34%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. PRoW cuts through the north west of the site potentially reducing the developable area. There is multiple existing accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R695	Land south of Ampney Crucis	Ampney Crucis	48.88			Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (0.52%) - Flood Zone 3 (3.13%) - Oil Pipeline Buffer - 100m (3%) The site is a greenfield site to the south of Ampney Crucis. Development of the site may result in loss of best and most versatile agricultural	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1270	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing agricultural access to the site from the southeast. Further investigation is required to determine whether the access is suitable for intensification. Development of the site in isolation would be remote from any main settlement. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							

Cirencester D



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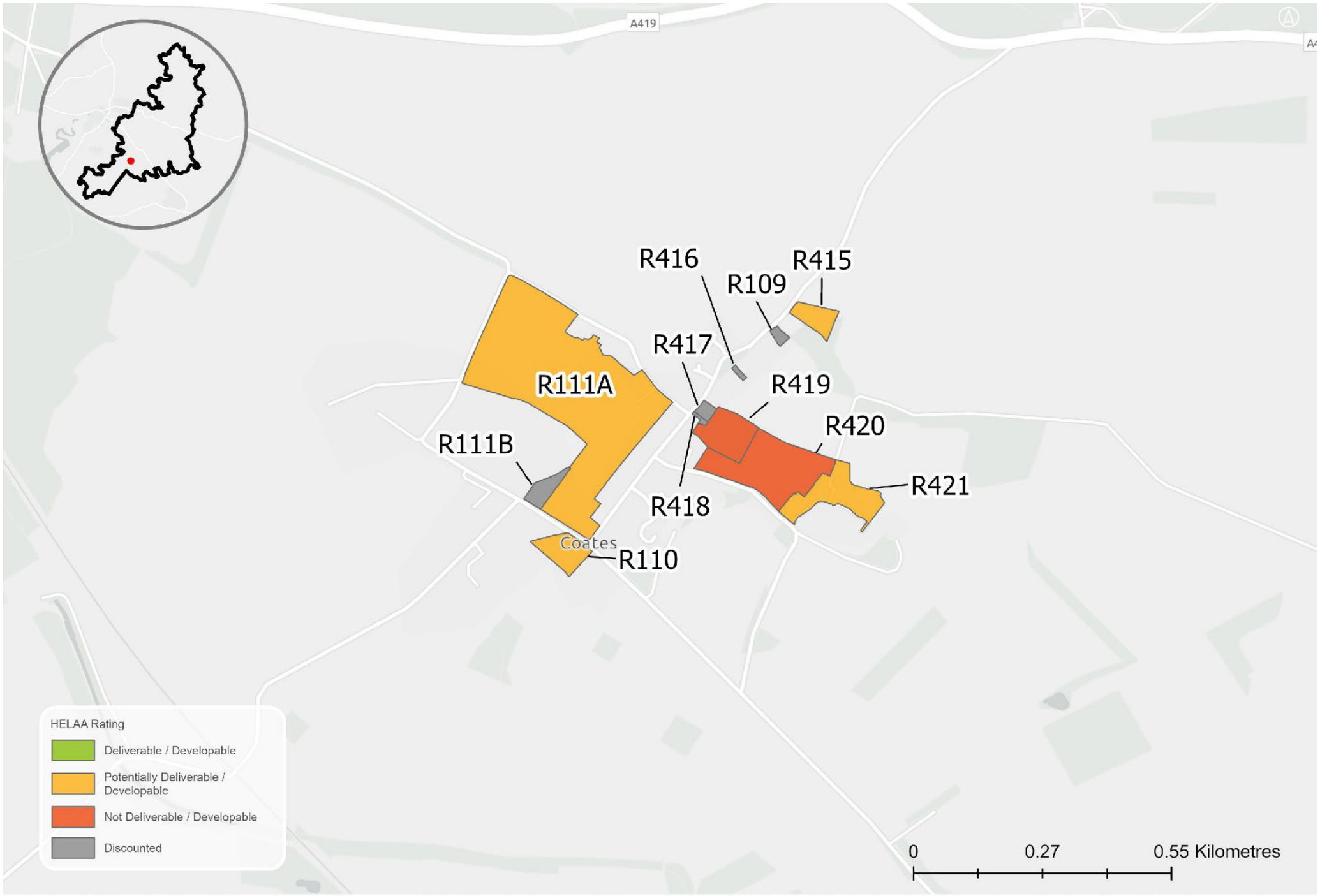
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
C190	Land south of The Steadings	Cirencester	116.50	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area Site is partially within / contains: • Grade 3 Agricultural Land (45.23%) • Scheduled Monument (Settlement SE of Chesterton Farm) (37.69%) • South Cerney Airfield Safeguard Area (43%) • Areas Susceptible to Groundwater Flooding - Clearwater (66%) • Kemble and Ewen Special Landscape Area (24%) The site comprises a greenfield site to the southwest of Cirencester. The site is within a sensitive location, partially within the Kemble and Ewen Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. It forms part of the wider open countryside. The site partially contains a Scheduled Monument and is within its setting. Any heritage impacts would need to be mitigated. There are several existing agricultural accesses onto the site, though investigation is required to determine if these are suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Potentially Deliverable / Developable	5240	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R542	Land east of Stanmore House, Main Street, GL7 6BT	Kemble	0.53	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the south of Shipton Moyne. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. Development of the site may result in loss of best and most versatile agricultural land. The site is well screened by dense vegetation on the eastern and western boundaries. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R546	Coates Goods Yard, north of Tetbury Road	Coates	1.46	Greenfield	Employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble and Fairford) Site is partially within / contains: - SPA (Severn Estuary) (0.59%) - SSSI (Kemble Railway Cuttings SSSI) (0.59%) - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (99%) - Deciduous woodland (31%) The site is a in a sensitive location within the Cotswolds National Landscape. There is a PRoW cutting through the site which may impact the developable area. There is existing access onto the site from Tetbury Road. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	7322.30

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD9C	Barton Farm – Part 3	Siddington	7.17	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partially within / contains: - Grade 3 Agricultural Land (69.55%) - ALC Grade 2 (30.45%) - Deciduous woodland (2%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is a overhead 33KV power line which may reduce the developable area of the site. There is existing access onto the site from Park Way. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	194	

Coates



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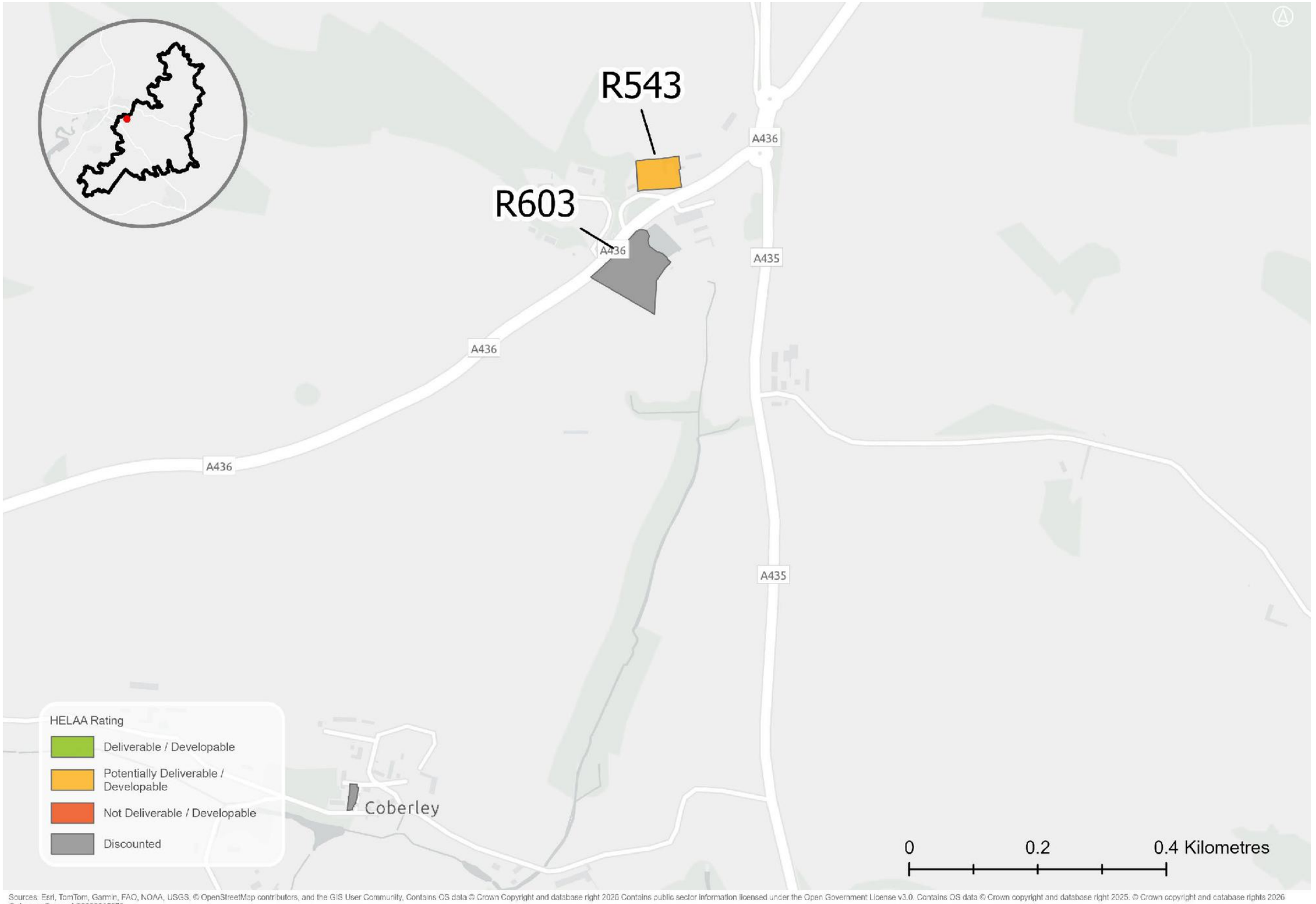
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R110	Land adjacent Glebe House, Tewksbury Road	Coates	0.62	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Trewsbury Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site has TPO: 05/00407/TPO on site The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, consideration of the TPO and other identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2010. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	17	
R111A	Land at Coates	Coates	9.89	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (30%) - Areas susceptible to groundwater flooding (Clearwater) (70%) The site is a in a sensitive location within the Cotswolds National Landscape. There are two PRoWs cutting through the site which may impact the developable area. There is existing access onto the site from Trewsbury Road and Quaker Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	272	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							
R415	Kennels	Coates	0.43	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) - Areas susceptible to groundwater flooding (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R419	Cricket Ground	Coates	0.93	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (7%) - Areas susceptible to groundwater flooding (Clearwater) (3%) The site is a playing field used as a cricket ground and the site is a in a sensitive location within the Cotswolds National Landscape. It is therefore unsuitable.	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R420	The Paddocks	Coates	2.36	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater) (2%) The site is a playing field used as a cricket ground and the site is a in a sensitive location within the Cotswolds National Landscape. It is therefore unsuitable.	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R421	Rural Skills Centre	Coates	1.29	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Kemble) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access,	Potentially available	Site is submitted through Call for Sites 2011. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.							

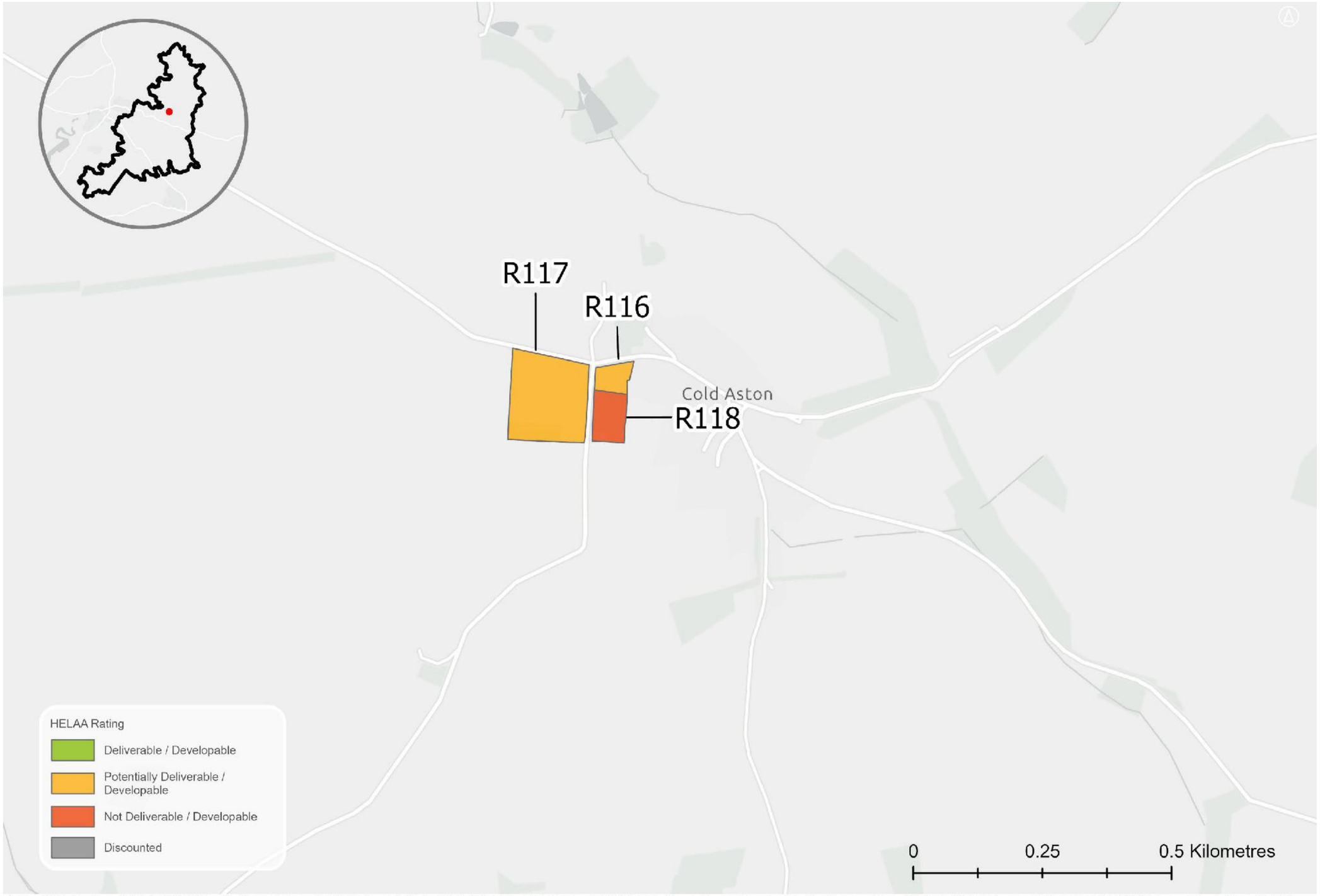
Coberley



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R543	Seven Springs Cottages, GL53 9NG	Coberley	0.32	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield safeguard areas (Staverton) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (42%) - Areas susceptible to groundwater flooding (Clearwater) (58%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site via local lanes. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	8	

Cold Aston



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R116	Land adjacent the Vicarage (Site A)	Cold Aston	0.36	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. There is no existing access onto the site. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	
R117	Land at Cold Aston, Home Piece	Cold Aston	2.46	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from Bangup Lane. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	67	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R118	Land off Bangup Lane (Site B)	Cold Aston	0.61	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield safeguard areas (Little Rissington) - Areas susceptible to groundwater flooding (Clearwater) Site is partially within / contains: - Playing field (88%) The site is unsuitable as the majority of the site is contains a playing field, which leaves the developable area at 0.073 Ha.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Colesbourne / Elkstone



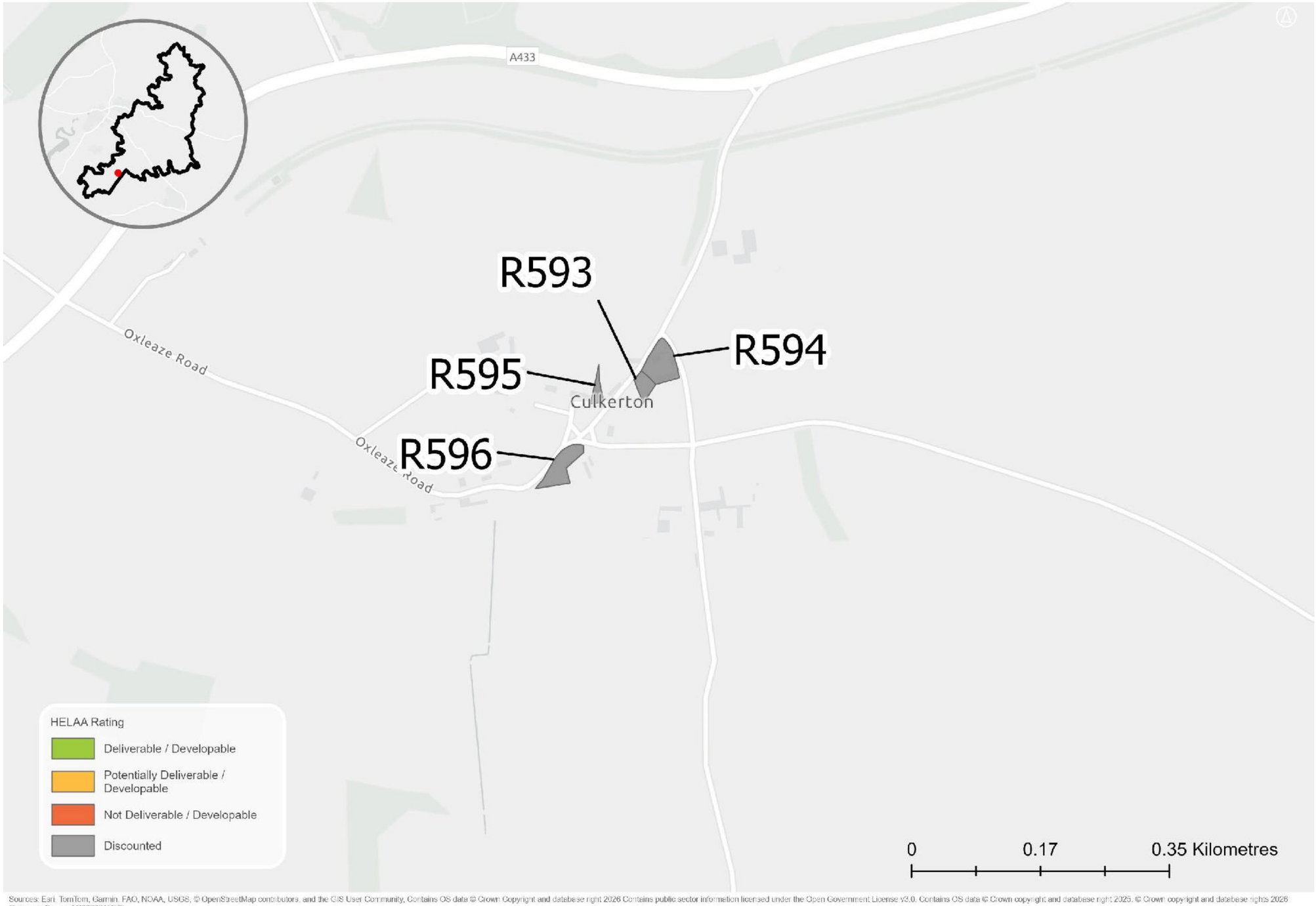
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R423	Land at Village Lane	Colesbourne	0.67	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	
R454	Land east of Elkstone	Elkstone	1.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Airfield Safeguard Area - Staverton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the east of Elkstone. The site is adjacent to the Elkstone Conservation Area. Any heritage impacts would need to be mitigated. A Public Right of Way runs through the site. There is a small existing access onto the site from the west. Further investigation is required to determine whether it is suitable for intensification. The site is remote from services. The site is potentially suitable for development, subject to consideration of identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	45	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R605	Land adj Dingle Bungalows	Colesbourne	0.54	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site. Investigation may be required to determine whether a suitable access can be created for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

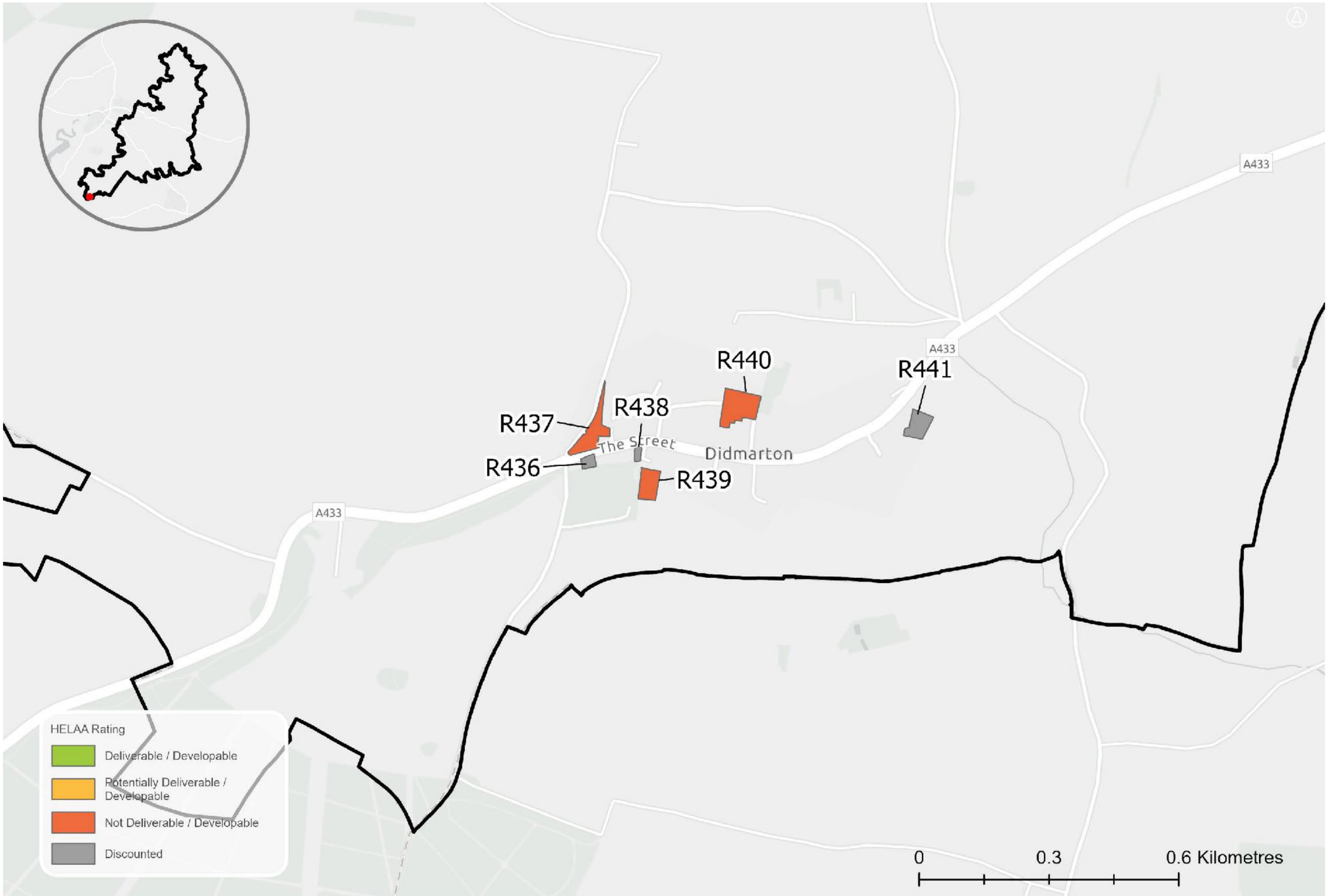
Culkerton

A number of sites were assessed in this settlement but none were considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



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Didmarton

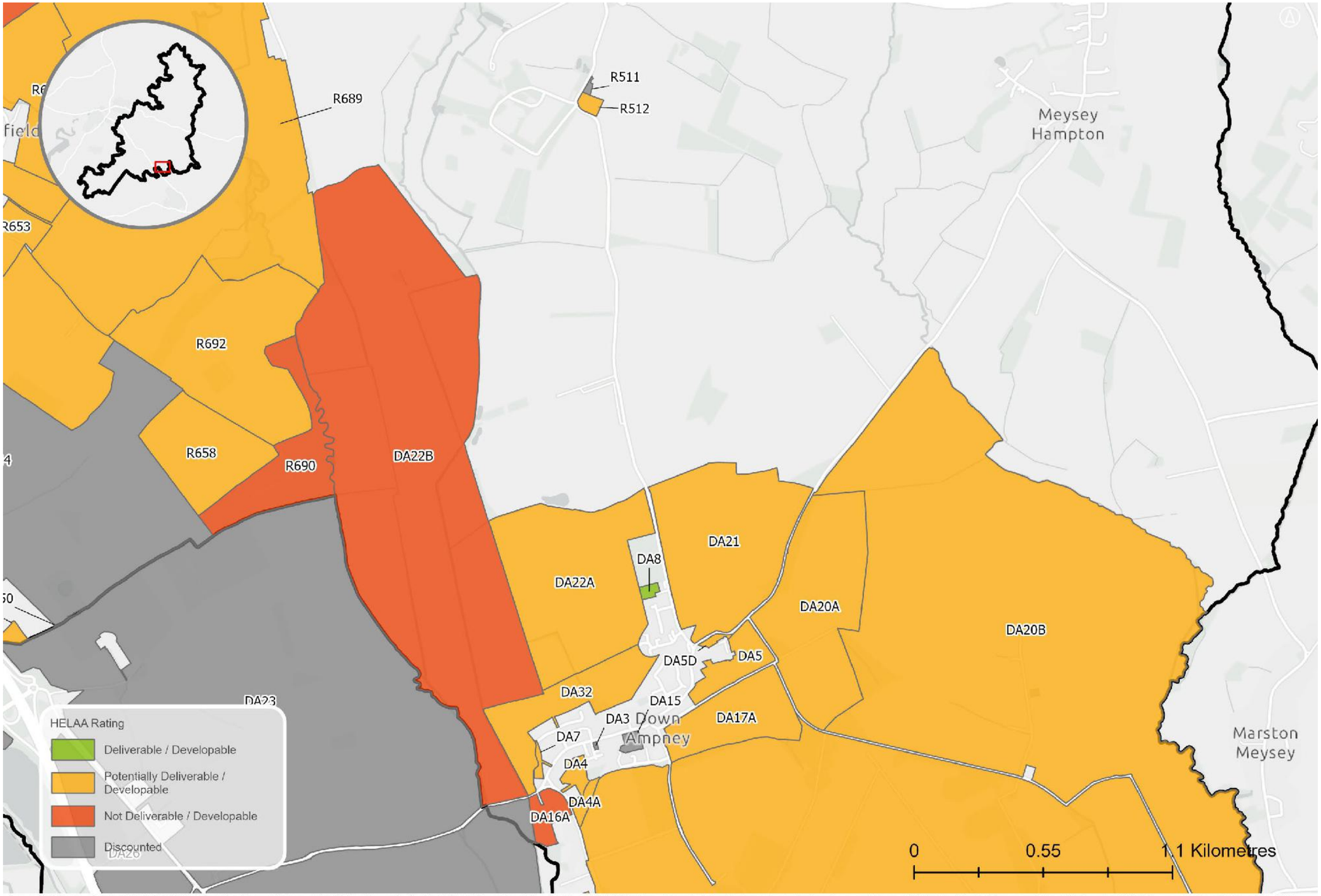


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R437	Site B, Land at Townend Farm	Didmarton	0.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially within / contains: • Gas Pipeline Buffer - Wickwar / Swindon The site comprises greenfield associated with an existing farmhouse located adjacent to the settlement of Didmarton. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is currently accessed via agricultural lane, which is likely to require upgrading to accommodate residential development. Any improvements to access would need to be carefully considered in relation to a group Tree Preservation Order along the site boundary, as well as other Tree Preservation Orders within the site. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include costs associated with potential significant access improvements and demolition of existing structures. Overall developable area may be reduced subject to further utilities investigation.	Not Deliverable / Developable	0	
R439	Site D, Land rear of 47 The Street	Didmarton	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement of Didmarton, opposite to the Village Hall. It lies within a sensitive location in the Cotswolds National Landscape and adjacent to the Didmarton Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Access to site is via a residential lane which may require improvements to support further	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development. The site is unsuitable due to landscape sensitivity.							
R440	Site E, Land at Townend Farm	Didmarton	0.57	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Didmarton Conservation Area Site is partially within / contains: • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (2% Overlap) The site comprises greenfield adjacent to the settlement of Didmarton. It lies within a sensitive location in the Cotswolds National Landscape and the Didmarton Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The Didmarton Conservation Area Character Map identifies the site as an area of landscape value as part of the Paddocks and the northern part of Chapel Walk (Area 3), which provides the setting for the Congregational Chapel. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Down Ampney A



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA4	Jim's Paddock	Down Ampney	1.27	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the south of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs along the eastern boundary. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA4A	Little Jims Paddock (south of Jims Paddock)	Down Ampney	0.91	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the south of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is an existing agricultural access along the northern boundary of the site which may provide access onto the site. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA5	Land at Rooktree Farm	Down Ampney	4.92	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is an existing agricultural access along the northern boundary of the site which provides access onto the site. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	112	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA5D	Land at Rooktree Farm	Down Ampney	0.34	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. The site consists of woods that screen the development to the south. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site has not recently been confirmed as available. It is a remnant part of a larger site which was confirmed as available in 2019. Part of the larger site has been completed.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA7	Land rear of Charlham Way	Down Ampney	0.42	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (10.1%) - Flood Zone 3 (5.73%) The site is a greenfield site to the west of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A part of the site lies in Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. The site consists of woods that screen the development to the south. There is no existing access onto the site. Access could be created through the yard that fronts onto Charlham Way, however this would require removal of part of the stone wall. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA8	Land west of Broadleaze	Down Ampney	0.42	Greenfield	Housing	Suitable	Site has planning permission (24/01608/FUL) for 13 affordable homes and associated works	Available	Site has planning permission (24/01608/FUL) for 13 affordable homes and associated works and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission (24/01608/FUL) for 13 affordable homes and associated works and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	13	
DA16A	Land west of Church Lane	Down Ampney	2.76	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Areas Susceptible to Groundwater flooding - Superficial deposits flooding - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Grade 2 Agricultural Land (58.73%) - Grade 3 Agricultural Land (41.27%) - Flood Zone 2 (3.21%) - Flood Zone 3 (57%) The site is a greenfield site to the southwest of Down Ampney. The site is largely within Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. Development of the site may	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable		

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to and within the setting of the Down Ampney Conservation Area. Any heritage impacts would need to be mitigated. The site is unsuitable for development due to significant flood risk and key landscape constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA17A	Down Ampney Airfield (Site A)	Down Ampney	12.68	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the east of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. The site is adjacent to and within the setting of the Down Ampney Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is no existing access to the site from public highways, and creation of access may require removal of mature vegetation. Further investigation is required to determine whether Oak Road along the west or the road along the north are suitable for creation of access. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	317	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA20A	Castle Hill Farm (Site A)	Down Ampney	31.65	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (48.58%) - Grade 3 Agricultural Land (51.42%) - Deciduous woodland (5%) The site is a greenfield site to the east of Down Ampney. The site is not directly adjacent to the main settlement of Down Ampney and may not be in the most sustainable location. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing agricultural access from the west through the centre of the site. Further investigation is required to determine whether it is suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	823	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA20B	Castle Hill Farm (Site B)	Down Ampney	208.77	Mix	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (41.24%) - Grade 3 Agricultural Land (58.76%) - Grade 2 Listed Building - Flood Zone 2 (11.8%) - Flood Zone 3 (10.09%) - Deciduous woodland (1%) The site is a large greenfield site to the east of Down Ampney. The site is not directly adjacent to the main settlement of Down Ampney and may not be in the most sustainable location. Development of the site may result in loss of best and most versatile agricultural land. There is an area of Flood Zone 2 and Flood Zone 3 which may require some flood risk mitigation. The site contains a Grade II Listed Building, and any heritage impacts would need to be mitigated. There is an existing agricultural access from the south through the centre of the site to the existing agricultural development. Further investigation is required to determine whether it is suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	4410	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA21	Land between Poulton Road and Meysey Hampton Road	Down Ampney	34.41	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (9.73%) - Airfield Safeguard Area - South Cerney (9%) The site is a greenfield site to the northeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the northwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	946	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA22A	Land north of Down Ampney (Site A)	Down Ampney	38.30	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (33.27%) - Grade 3 Agricultural Land (66.73%) The site is a greenfield site to the north of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. There is an existing agricultural access onto the site from the northeast. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1052	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA22B	Land north of Down Ampney (Site B)	Down Ampney	142.45	Greenfield	Strategic site	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (11.16%) - Grade 3 Agricultural Land (88.84%) - Flood Zone 2 (17.11%) - Flood Zone 3 (54.37%) - Airfield Safeguard Area - Kemble (69%) The site is a greenfield site to the northwest of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A large part of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. There is an existing agricultural access onto the site from the southeast. Further investigation is required to determine whether this access is suitable for intensification. The site is unsuitable for development, due to significant flood risk.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA32	Land north of Chestnut Close and Suffolk Place	Down Ampney	13.43	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (65.65%) - Grade 3 Agricultural Land (34.35%) - Flood Zone 2 (7.11%) - Flood Zone 3 (21.35%) The site is a greenfield site to the northwest of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A part of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood risk mitigation. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	264	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R512	Lodge Paddock	Poulton	0.69	Greenfield	Housing / Commercial	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (70.84%) • Grade 3 Agricultural Land (29.16%) The site comprises greenfield south of Poulton. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site which is likely suitable for residential intensification. The site is not adjacent to the main settlement, and is not in the most sustainable location. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R658	Land north of The Folly	Driffield	16.15	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding Site is partially within / contains: - Oil pipeline buffer 55% The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	444	

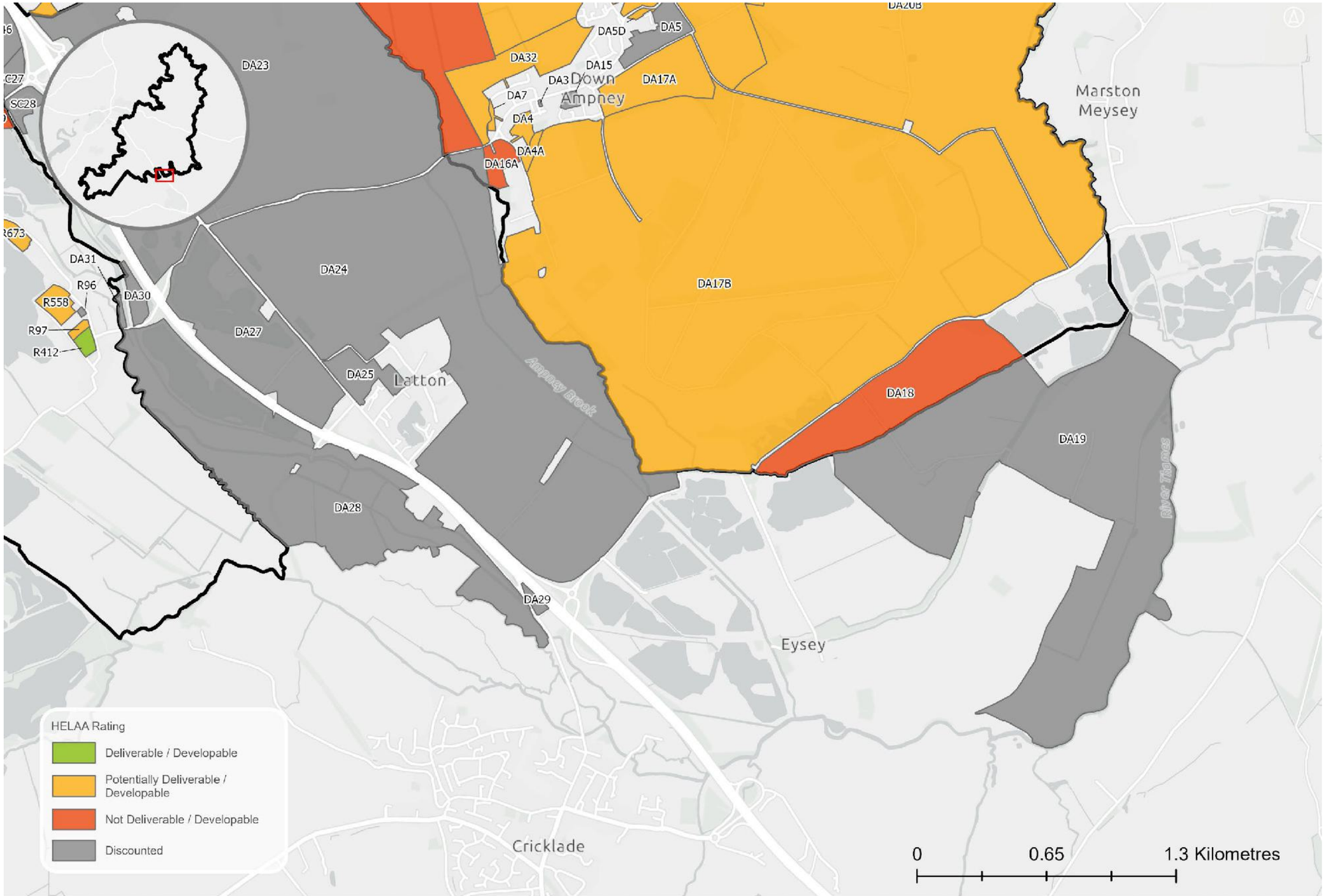
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R689	Land east of Driffield (Basson Land)	Driffield	129.80	Greenfield		Potentially suitable	Site is wholly within / contains: - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Flood zone 2 (4.38%) - Flood zone 3 (28.39%) - ALC Grade 2 (14.33%) - Grade 3 Agricultural Land (85.67%) - Oil pipeline buffer - 100m (20%) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (99%) - Deciduous woodland (1%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There are multiple PRoWs cutting through the middle of the site which may reduce developable area. Flood zone 2 and 3 across over a quarter of the site reduces the developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	2383	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R690	Land east of Driffield (Basson Land)	Driffield	14.81	Greenfield		Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding - Deciduous woodland Site is partly within / contains: - Flood Zone 2 (0.75%) - Flood Zone 3 (3.19%) - Oil Pipeline Buffer - 100m (11%) The site is a greenfield site to the northwest of Down Ampney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site comprises a wooded area. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site but access could potentially be created through adjacent sites. Further investigation is required to determine whether suitable access can be created. Development of the site in isolation would result in remote development from any main settlement. The site has a majority overlap with a priority habitat (deciduous woodland). Development of the site would be detrimental to this habitat. The site is unsuitable for	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to majority overlap with priority habitat.							
R692	Driffield: Land south east of Driffield (Leda land)	Driffield	38.84	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) (95%) - Oil pipeline buffer - 100m (24%) - Deciduous woodland (5%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1015	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							PRoW cuts through the north west of the site potentially reducing the developable area. There is multiple existing accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.							

Down Ampney B



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA17B	Down Ampney Airfield (Site B)	Down Ampney	349.00	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (53.47%) - Grade 3 Agricultural Land (46.53%) - Scheduled Monument (3.74%) - Flood Zone 2 (12.98%) - Flood Zone 3 (16.52%) - Conservation Area (1.76%) - Deciduous woodland (7%) The site is a primarily greenfield site to the southeast of Down Ampney that contains a former RAF Down Ampney airfield. Development of the site may result in loss of best and most versatile agricultural land. Part of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. There is an existing access to the site from Oak Road to the north. Further investigation is required to determine whether it is suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	6334	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
DA18	Land south of Gally Leaze Copse	Down Ampney	32.72	Greenfield	Strategic site	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (74.95%) - Flood Zone 3 (25.05%) - Deciduous woodland (2%) The site is a greenfield site to the southeast of Down Ampney. Development of the site may result in loss of best and most versatile agricultural land. A large part of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. There is an existing access from the road along the north. Further investigation is required to determine whether it is suitable for residential intensification. The site is unsuitable for development due to significant flood risk.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

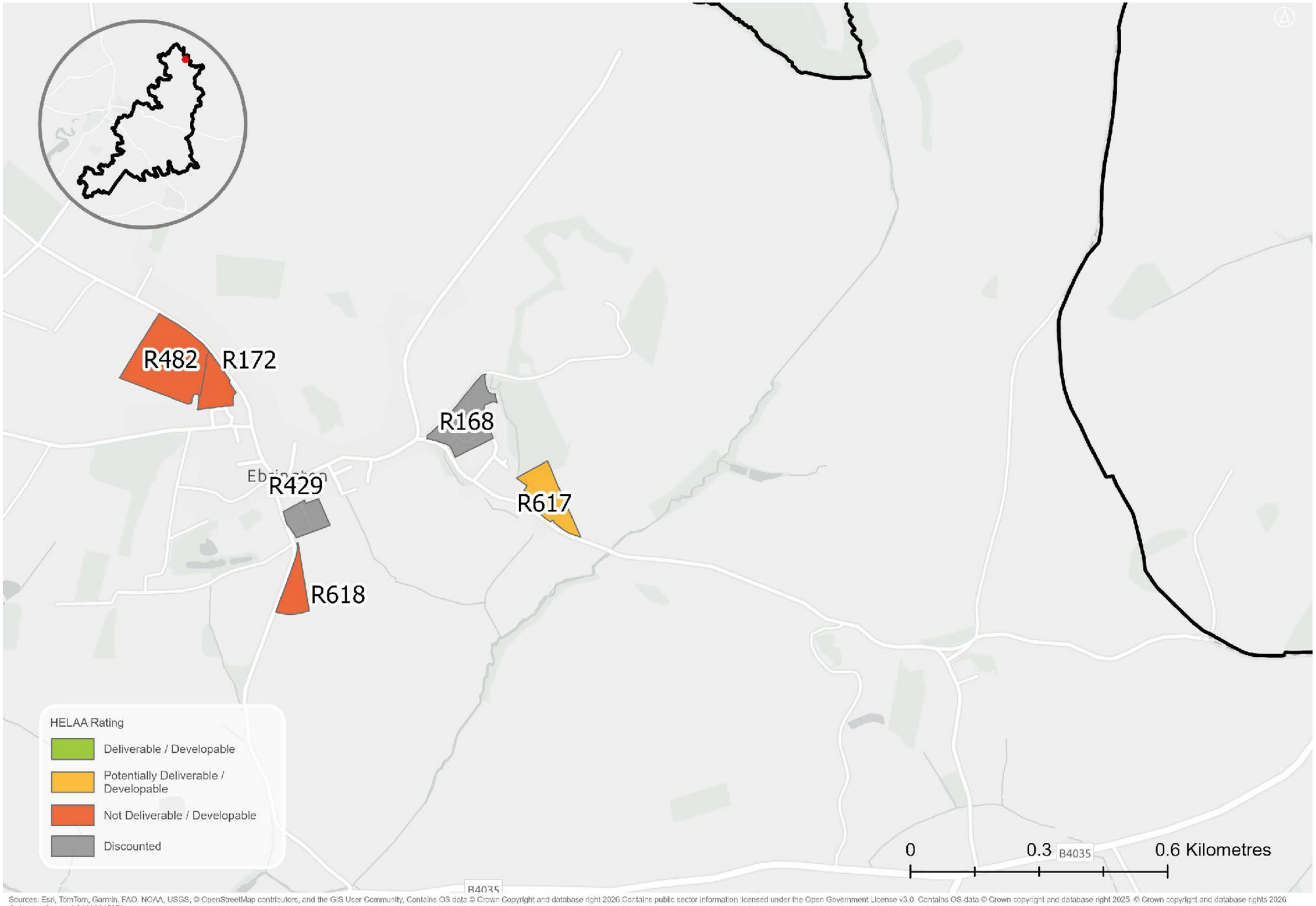
Dunstisbourne Abbots



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R537	Peace Field	Duntisbourne Abbots	1.05	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Cotswolds National Landscape • Kemble Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield south of Duntisbourne Leer. The site lies adjacent to the Duntisbourne Abbots Conservation Area and any heritage impacts would need to be mitigated. There is a small pedestrian access onto the site, but further investigation would be required to determine whether this would be suitable for intensification. Development of the site would encroach on the National Landscape to the south of Crabtree Lane. The site is remote from any main settlement and is not in a sustainable location. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Ebrington



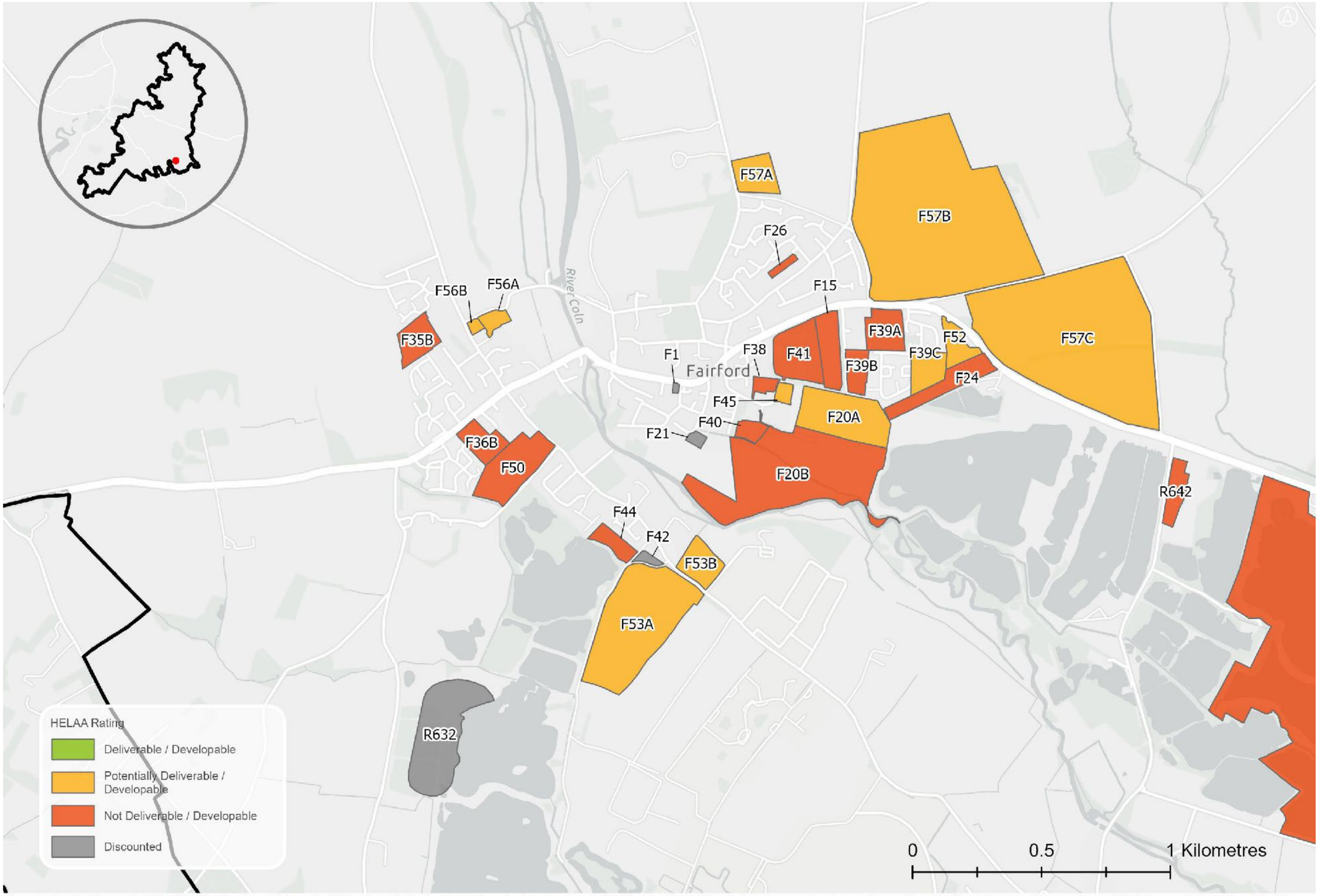
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R172	The Old Orchard, Hidcote Road	Ebrington	0.70	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises greenfield to the northwest of Ebrington. The site is adjacent to the Ebrington Conservation Area, and is within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. The site is prominent in approaches along Hidcote Road and would impact the landscape setting of the settlement and Conservation Area. There is no existing access onto the site. Further investigation would be required to determine whether a suitable access could be provided. A previous application for 6 dwellings and open space (ref: 19/00543/OUT) was refused on the site due to harmful impacts on the National Landscape. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site submitted in the 2016 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R482	Land adjacent to Hidcote Road	Ebrington	2.59	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 1 Agricultural Land The site comprises greenfield to the northwest of Ebrington. The site is near to the Ebrington Conservation Area, and is within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. The site is prominent in approaches along Hidcote Road and would impact the landscape setting of the settlement and Conservation Area. There is no existing access onto the site. Further investigation would be required to determine whether a	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable access could be provided. The site is unsuitable for development due to landscape sensitivity.							
R617	The Washbrook	Ebrington	1.12	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Deciduous woodland (2%) The site comprises a brownfield site to the east of Ebrington. The site is in a sensitive location within the Cotswolds National Landscape. The site is currently in industrial use, and there may be some ground contamination. There is existing vehicular access onto the site. The site is relatively remote from any main settlement. The site is potentially suitable for redevelopment subject to mitigation of impacts on the Cotswolds National Landscape, and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be some associated costs with remediation of the land and redevelopment of existing structures.	Potentially Deliverable / Developable	20	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R618	May Lane	Ebrington	0.60	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the south of Ebrington. The site is located in a sustainable location within the Cotswolds National Landscape. There is a Public Right of Way crossing the site. There is an existing agricultural access onto the site from May Lane. Further investigation is required to determine whether May Lane is suitable for intensification of access. An application for 1 dwellinghouse (ref: 25/02125/FUL) was refused due to the harmful impact of development on the National Landscape. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Fairford



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F15	Jones' Field, London Road	Fairford	2.31	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Conservation Area - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding The site comprises greenfield to the east of Fairford. The site lies in a sensitive location within the Fairford Conservation Area. It forms an important part of the Conservation Area and its setting. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low-Medium' landscape sensitivity. The site is covered by an area TPO. Development of the site may lead to loss of best and most versatile agricultural land. There is a small agricultural access onto the site from the north, however the area TPO would make it difficult to make the access suitable for intensification. The site is unsuitable for development due to harmful impact on the Conservation Area, and unsuitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F20A	Land south-east of Fairford	Fairford	5.75	Greenfield	Housing / employment	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partly within / contains: - Grade 2 Agricultural land (80.76%) - Grade 3 Agricultural land (19.24%) The site comprises greenfield to the southeast of Fairford. The site lies in a sensitive location adjacent to the Fairford Conservation Area. It forms an important part of the Conservation Area setting. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. It is adjacent to the Cotswold Water Park SSSI. Any environmental impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site, but this can potentially be created. The site is potentially suitable subject to creation of suitable access and	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	200	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F20B	Land south-east of Fairford	Fairford	17.42	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partly within / contains: - SPA (Severn Estuary) (1.24%) - SSSI (Cotswold Water Park SSSI) (1.24%) - Grade 2 Agricultural Land (9.89%) - Flood Zone 2 (13.24%) - Flood Zone 3 (72.93%) - Coastal and floodplain grazing marsh (2%) - Deciduous woodland (1%) The site comprises a large greenfield to the southeast of Fairford. A majority of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. The site is also adjacent to a SPA and SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing narrow access onto the site, however this is Unsuitable for intensification. The site is unsuitable for	Available	Site availability confirmed by landowner in 2022	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to significant flood risk and lack of suitable access.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F24	Former Fairford Railway Station	Fairford	2.80	Brownfield	Mixed use	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Clearwater and superficial deposits flooding Site is partly within / contains: - Grade 2 Agricultural Land (76.39%) - Grade 3 Agricultural Land (23.61%) The site comprises a brownfield site to the east of Fairford. The site is an Established Employment Site in active use, and therefore is Unsuitable for redevelopment. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to a SPA and SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site that is likely suitable for intensification. The site is unsuitable for development due to active use as an employment site.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F26	Rear of Hatherop Road	Fairford	0.34	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a small infill site in Fairford that consists of multiple back gardens. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site, with no viable potential access due to existing dwellings on all sides. The site is unsuitable for development due to lack of viable access options.	Unavailable	Site comprised of 14 back gardens in multiple ownership and has never been submitted as available for redevelopment.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
F35B	Land behind Milton Farm and Bettertons Close	Fairford	1.97	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This is a Greenfield site. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is no existing access to the site via the current land	Unavailable	Site is owned by the Ernest Cook Trust. It is a site allocation in the adopted Local Plan, however, the site was subsequently made unavailable and deallocated by the Fairford Neighbourhood Plan in place of an alternative site.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	68	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							use. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
F36B	Land south of Cirencester Road	Fairford	1.79	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - ALC Grade 2 (6.05%) The site is a greenfield site to the west of Fairford. The site is adjacent to the Conservation Area, and any heritage impacts would need to be mitigated. The site also forms an important part of the gap between Fairford and Horcott. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in the loss of best and most versatile agricultural land. There are a number of TPOs along the northwestern boundary. There is a small existing agricultural access onto the site, which is likely suitable for intensification. The site is unsuitable for development due to harmful impact on Conservation Area and buffer between settlements.							
F38	Land east of Beaumoor Place	Fairford	0.54	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Conservation Area - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - ALC Grade 2 (80.16%) - Grade 3 Agricultural Land (19.84%) The site is a greenfield site to the east of Fairford. The site lies in a sensitive location within the Conservation Area and within the setting of a Listed Building. Any heritage	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impacts would need to be mitigated. There is a narrow access onto the site from the south, which is unlikely to be suitable for intensification. The site is unsuitable for development due to harmful impact on Conservation Area.							
F39A	Playing field north-east of Fairford Town Football Club	Fairford	2.26	Greenfield	Sports provision	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) The site is a greenfield site to the east of Fairford. It is in active use as a playing field. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site from the north, though this may not be suitable for intensification. Further investigation is required to determine suitability of	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access. The site is unsuitable for development as it should remain in active use as a playing field.							
F39B	Fairford Town Football Club	Fairford	1.35	Mix	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) The site is a greenfield site to the east of Fairford. It is in active use as a playing field. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an existing access onto the site from the north, though this may not be suitable for intensification. Further investigation is required to determine suitability of access. The site is unsuitable for development as it should	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							remain in active use as a playing field.							
F39C	Field south-east of 13/03793/OUT	Fairford	1.84	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This is a Greenfield site. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is existing access to the site via the current land use. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable	Available	Site availability confirmed with landowner in May 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	80	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development subject to suitable access and mitigation of identified constraints.							
F40	Land east of Lygon Court	Fairford	0.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Grade 2 Agricultural Land (71.53%) - Grade 3 Agricultural Land (28.47%) - Flood Zone 2 (41.75%) - Flood Zone 3 (57.7%) The site is a greenfield site to the southeast of Fairford. The site lies almost entirely in Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. Development of the site may result in the loss of best and	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							most versatile agricultural land. There is a narrow existing access to the edge of the site, though it may not be suitable for intensification. The site is unsuitable for development due to significant flood risk.							
F41	Land east of Morgan Hall	Fairford	3.69	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Conservation Area - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Grade 2 Agricultural Land (65.22%) - Grade 3 Agricultural Land (34.78%) The site is a greenfield site to the east of Fairford. The site lies in a sensitive location within the Conservation Area, and is within the setting of Listed Buildings. Any heritage	Potentially available	Site is submitted by the landowner in Call for Sites 2010. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impacts would need to be mitigated. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low-Medium' landscape sensitivity. The site is covered by an area TPO. Development of the site may result in the loss of best and most versatile agricultural land. There is no suitable access onto the site. The site is unsuitable for development given that development would be detrimental to the Conservation Area.							
F44	Land to rear of Faulkner Close, Horcott	Fairford	1.14	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - SPA (Severn Estuary) (40.31%) - SSSI (Cotswold Water Park SSSI) (40.31%) - Deciduous woodland (40%) The site is a greenfield site to the west of Horcott. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium'	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							landscape sensitivity. The site lies partly within a SPA and SSSI. Any environmental impacts would need to be mitigated. There is no existing access onto the site, and no potential to create a suitable access onto the site. The site is unsuitable for development given the lack of potential suitable access.							
F45	Land to rear of the Bull Pens	Fairford	0.49	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. The site consists of agricultural development. The site is adjacent to and within the setting of the Fairford Conservation Area. It is also within the setting of a Listed Building. Any heritage impacts would need to be mitigated. There is existing	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access, consideration of impact on the Conservation Area, and consideration of other identified constraints.							
F50	Land west of Horcott Road	Fairford	4.49	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 3 Agricultural Land (4.74%) The site is a greenfield site to the southwest of Fairford. Development of the site may result in loss of best and most versatile agricultural land. The site is adjacent to and within the setting of the Fairford Conservation Area. Any heritage impacts would need to be mitigated. It is assessed in the Study of Land Surrounding Key Settlements	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(2026) to have 'Medium-High' landscape sensitivity. There are a number of TPOs along the eastern boundary. The site is also adjacent to a SSSI and any environmental impacts would need to be mitigated. A planning application (ref: 16/01766/OUT) for up to 92 dwellings was refused on grounds that it would be unreasonable encroachment into countryside, and that it would be harmful to the Conservation Area. The site is unsuitable for development due to harmful impacts on Conservation Area and its contribution to preventing coalescence with Horcott.							
F52	Land west of Terminus Cottage and Station Cottage	Fairford	1.49	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape	Available	Site availability confirmed with landowner in May 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	80	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sensitivity. A planning application (ref: 25/03880/OUT) for up to 74 dwellings is currently pending decision. There is no existing vehicular access, though this could likely be created from the A417. Further investigation is required to determine whether suitable access can be provided. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.							
F53A	Land at Totterdown Hill, Horcott	Fairford	12.81	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (20.94%) The site is a greenfield site to the south of Fairford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to a SSSI and any environmental impacts would need to be mitigated. There is no existing vehicular	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	350	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access from public highways, though this could likely be created from Horcott Road. Further investigation is required to determine whether suitable access can be provided. Development of the site would represent significant encroachment into open countryside. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.							
F53B	Land south-west of sewage works	Fairford	2.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (3.59%) - Grade 3 Agricultural Land (74.47%) The site is a greenfield site to the south of Fairford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to a SSSI and any	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	72	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							environmental impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access from public highways, though this could likely be created from Horcott Road. Further investigation is required to determine whether suitable access can be provided. Development of the site would be remote from the main settlement. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.							
F56A	Waiten Hill Yard	Fairford	0.72	Brownfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partially within / contains: - Special landscape area - Coln Valley north of Fairford Special landscape area (2%) This is a Greenfield site. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is existing access to	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development (F56)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the site from Mill Lane. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
F56B	Waiten Hill Yard	Fairford	0.25	Brownfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This is a row of terrace houses and back gardens, need to access if the developable area is large enough to be suitable. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is existing access to the site from Mill Lane. Investigation may be required to determine whether the access is suitable for residential intensification.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development (F56)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F57A	Land east of Leafield Road	Fairford	2.20	Greenfield	Part of strategic extension	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Fairford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is no existing vehicular access from public highways, though this could likely be created from Leafield Road. Further investigation is required to determine whether suitable access can be provided. The site is in a sustainable location adjacent to existing residential development and local services. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	77	

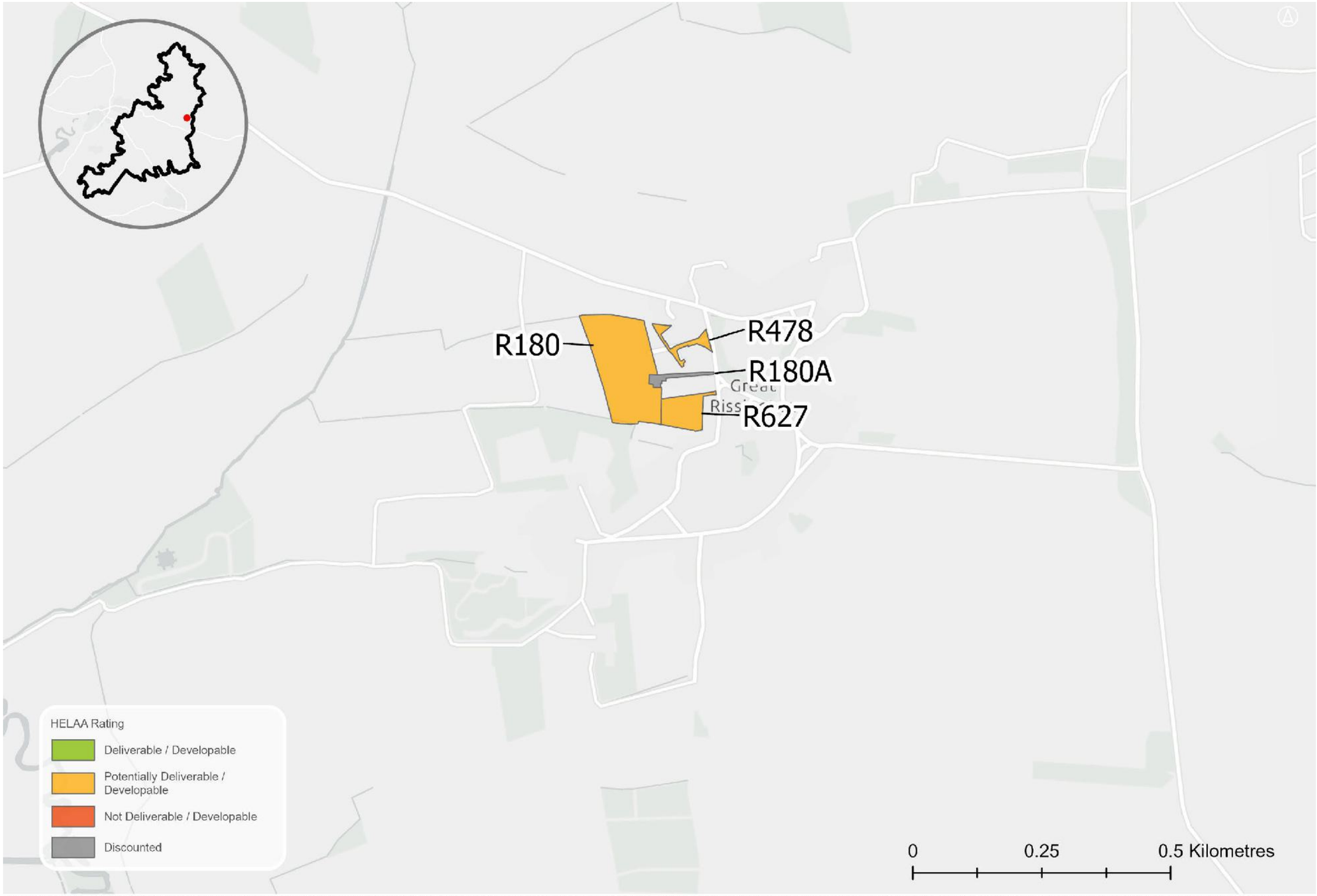
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F57B	Land between Hatherop Lane and A417	Fairford	37.59	Greenfield	Part of strategic extension	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is existing agricultural access to the site from Hatherop Lane. This is likely suitable for intensification subject to upgrades, but further investigation may be required to determine suitability. The site is in a sustainable location adjacent to existing residential development and local services. The site is potentially suitable for development subject to provision of suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1315	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
F57C	Land between Southrop Road and A417	Fairford	31.48	Greenfield	Part of strategic extension	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (13.12%) - Grade 3 Agricultural Land (86.88%) The site is a greenfield site to the east of Fairford. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to a SSSI, and any environmental impacts would need to be mitigated. There is existing agricultural access to the site from Southrop Lane, though this may not be suitable for intensification due to Southrop Lane being a narrow access lane. Suitable access may need to be created from the A417. Further investigation is required to determine suitability of access. The site is potentially suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	1101	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development subject to provision of suitable access and consideration of other identified constraints.							
R642	Former Arc Concrete Works	Fairford	1.55	Brownfield		Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 2 - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a brownfield site to the southeast of Fairford. Development of the site may	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in loss of best and most versatile agricultural land. The site falls entirely in Flood Zone 2. There is existing access to the existing development on site. Further investigation is required to determine whether this access is suitable for intensification. The site is unsuitable for development due to flood risk across the whole site.							

Great Rissington



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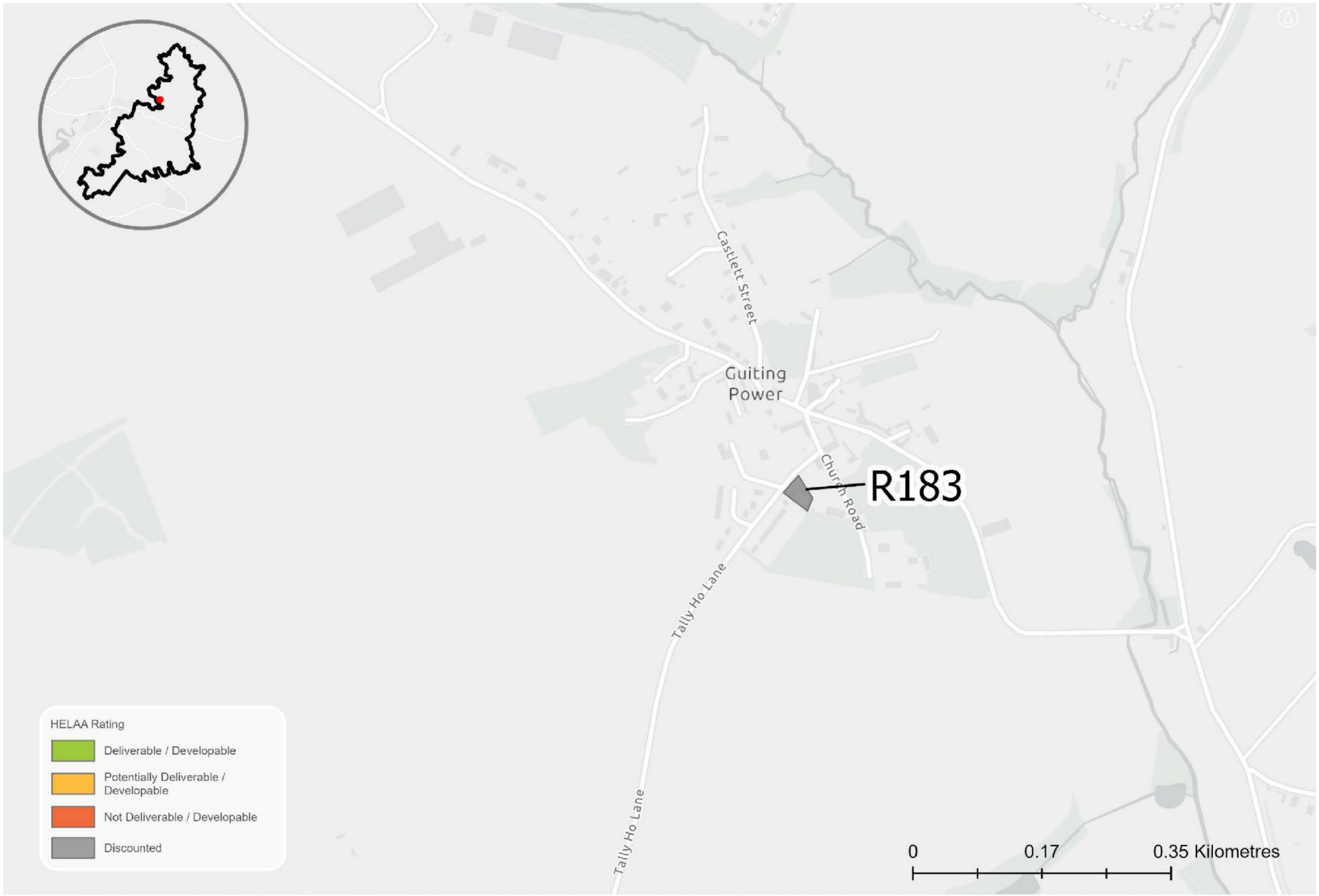
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R180	Land at Field View, Green's Close	Great Rissington	2.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield agricultural field to the west of Great Rissington. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Great Rissington Conservation Area. Any heritage impacts would need to be mitigated. There is a small existing agricultural access off of a residential road. Any improvements to access would need to be carefully considered in relation to capacity of the existing access. There is little existing vegetation screening the site and the site is prevalent in views. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site submitted in the 2020 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	62	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R478	Land to the rear of Greens Close	Great Rissington	0.19	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises Green's Close and land at the front and back of existing development. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Great Rissington Conservation Area. Any heritage impacts would need to be mitigated. There is existing access via Green's Close. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R627	Rear the Yews, Rectory Lane	Great Rissington	0.51	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield agricultural field to the west of Great Rissington. It lies within a sensitive location in the Cotswolds National Landscape. The site is adjacent to the Great Rissington Conservation Area and is within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. There is a small existing pedestrian access off of Rectory Lane. Further investigation is required to determine whether creating a suitable access is feasible. Development of the site would match the existing development pattern to the north at Green's Close. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

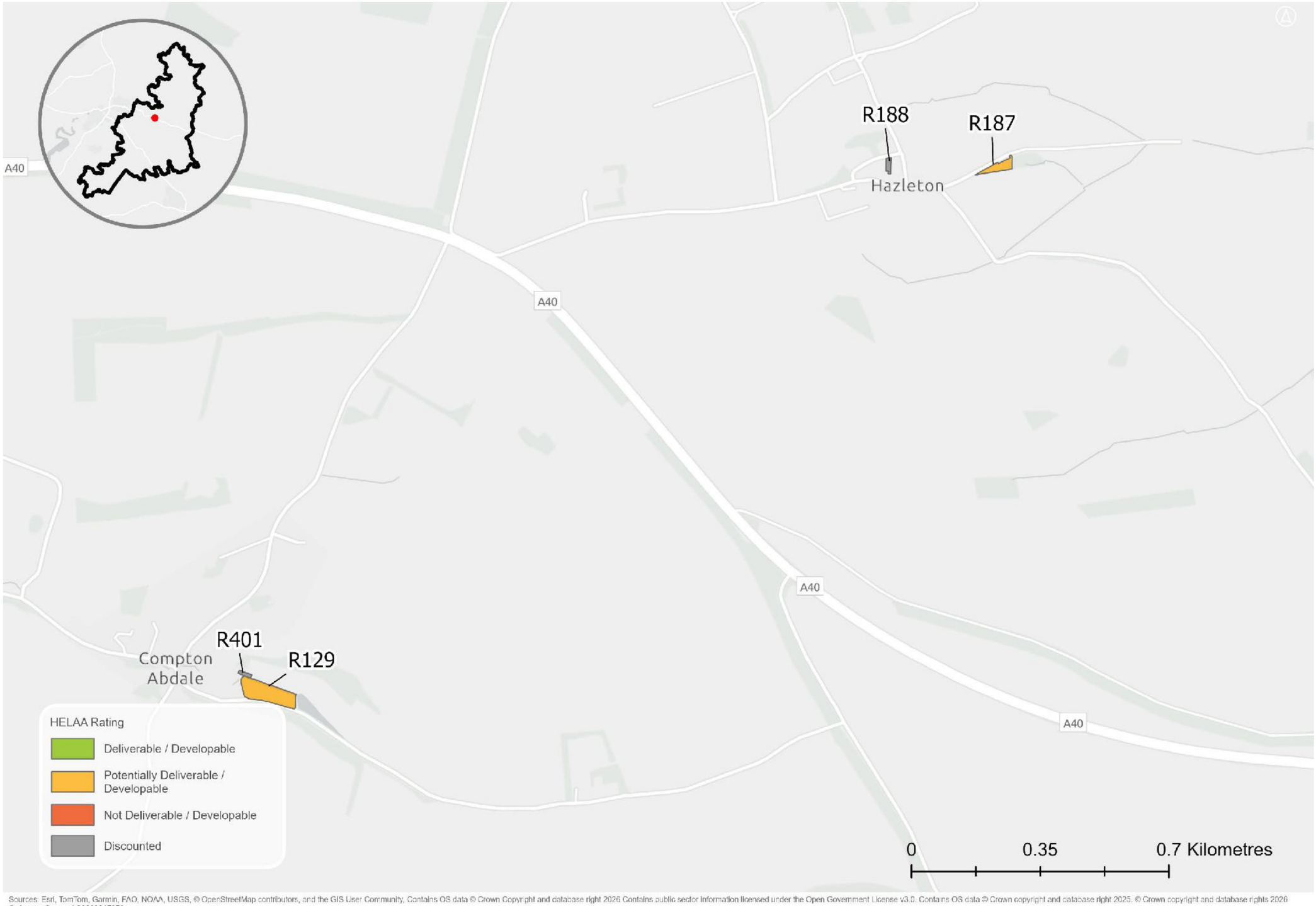
Guiting Power

One site was assessed in this settlement but it was not considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



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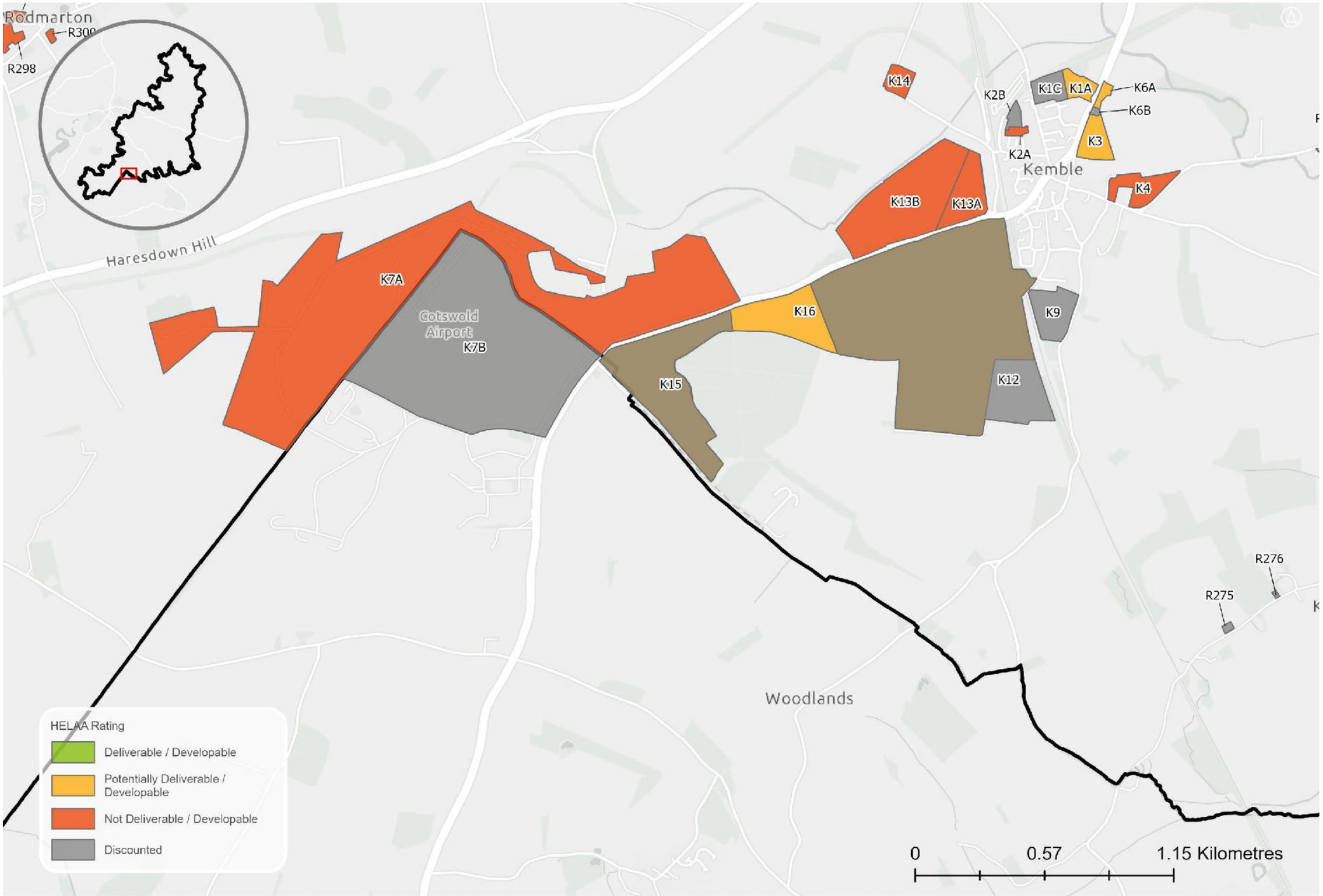
Hazleton / Compton Abdale



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R129	Land Adjacent Southwold Farm (Disused)	Compton Abdale	0.70	–	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) Site is partially within / contains: - Conservation Area (16.98%) The site is a in a sensitive location within the Cotswolds National Landscape. There no existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	19	
R187	Garden adjacent Saltway House	Hazleton	0.18	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield containing a back garden. It lies within a sensitive location in the Cotswolds National Landscape. There is no existing access to the site, though this could be created from the road along the north. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site submitted in the 2008 Call for Sites. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

Kemble



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
K1A	Land south of Clayfurlong Farm	Kemble	1.38	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the north of Kemble consisting of agricultural development. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of Listed Buildings and any heritage impacts would need to be mitigated. The site is well screened by mature vegetation from the A429. There is no existing access to the site, though access could potentially be created from the A429. Further	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	38	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							investigation is required to determine the provision of a suitable access. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K2A	Kemble Community Gardens	Kemble	0.36	Greenfield	Development no longer proposed	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area Site is partly within / contains: - Deciduous woodland (11%) The site is a greenfield site in the northwest of Kemble consisting of a community garden and some woodland. The site is in a sensitive location within the Kemble & Ewen Special Landscape	Unavailable	The site is allocated for residential development in the Local Plan. However, it is no longer available for development and will instead be retained as a community garden. The site should therefore be deallocated from the Local Plan.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Area. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and any heritage impacts would need to be mitigated. There is no existing vehicular access to the site, and no viable access opportunity. The site is unsuitable for development as it should remain in use as a community garden and there is no suitable access option.							
K3	Land off West Lane	Kemble	2.24	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the east of Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. Development of the site may result in loss of best and most versatile	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	62	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							agricultural land. The site is adjacent to the Kemble Conservation Area, and any heritage impacts would need to be mitigated. There is a TPO in the centre of the site. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K4	Land north of School Road and The Piece	Kemble	2.68	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Kemble Conservation Area - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area Site is partly within / contains: - Local Green Space (16%) The site is a greenfield	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							site to the east of Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area, and within the Kemble Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Any heritage impacts would need to be mitigated. The western part of the site is designated as a Local Green Space. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site, though this could likely be created from the road on the eastern boundary. Further investigation is required to determine whether suitable access could be created. The site is unsuitable for development, due to likely harmful impacts on the Special Landscape Area and Conservation Area.						

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
K6A	Clayfurlong Barns, A429	Kemble	0.44	Brownfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a brownfield site to the northeast of Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The west and south of the site contain area TPOs. Development of the site may result in loss of best and most versatile agricultural land. A previous application (ref: 08/02058/FUL) for re-use of the barns as student flats was refused due to the location of the site outside of the development boundary. Since then, there has been further residential development in the surrounding area,	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							meaning it could be a suitable location for development. The site is accessed from an existing agricultural access from the south off of the A429. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K7A	Cotswold Airport (Cotswold District)	Kemble	82.95	Brownfield	New settlement	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Clearwater Flooding (82%) - Kemble & Ewen Special Landscape Area (11%) - Deciduous woodland (4%) The site is a brownfield site to the west of Kemble consisting of the Kemble airfield. The site is in a sensitive location partly within the Kemble & Ewen Special Landscape Area. It is assessed in the Study of	Unavailable	Site is submitted by the landowner through recent Call for Sites (2023) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be increased costs associated with refurbishing/demolition of the current airfield infrastructure.	Not Deliverable / Developable	2199	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There are a number of TPOs across the site. Development of the site may result in loss of best and most versatile agricultural land. There are a number of restricted accesses from the A429 that could likely be upgraded to residential access. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
K13A	Land west of Kemble Railway Station	Kemble	4.10	Greenfield	Strategic extension	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Kemble & Ewen Special Landscape Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site west of	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Kemble. The site is in a sensitive location within the Kemble & Ewen Special Landscape Area, and it forms part of wider open countryside. The site is in close proximity to the Kemble train station and car park. There is no existing access onto the site. Further investigation is required to determine how suitable access could be provided. The site is unsuitable for development due to landscape sensitivity. It could however be used to deliver greenspace.							
K13B	Land further west of Kemble Railway Station	Kemble	19.34	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Fairford Airfield Safeguard Area • Kemble Airfield Safeguard Area • Kemble & Ewen Special Landscape Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (6.64%) • Flood Zone 3 (2.17%) The site comprises a greenfield site west of Kemble. The site is in a	Potentially available	The site is owned by Lord Bathurst (represented by BDL). The site was previously made available for development. However, it was not included within BDL's most recent submission of land available. It is anticipated that this land could be made available if asked.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

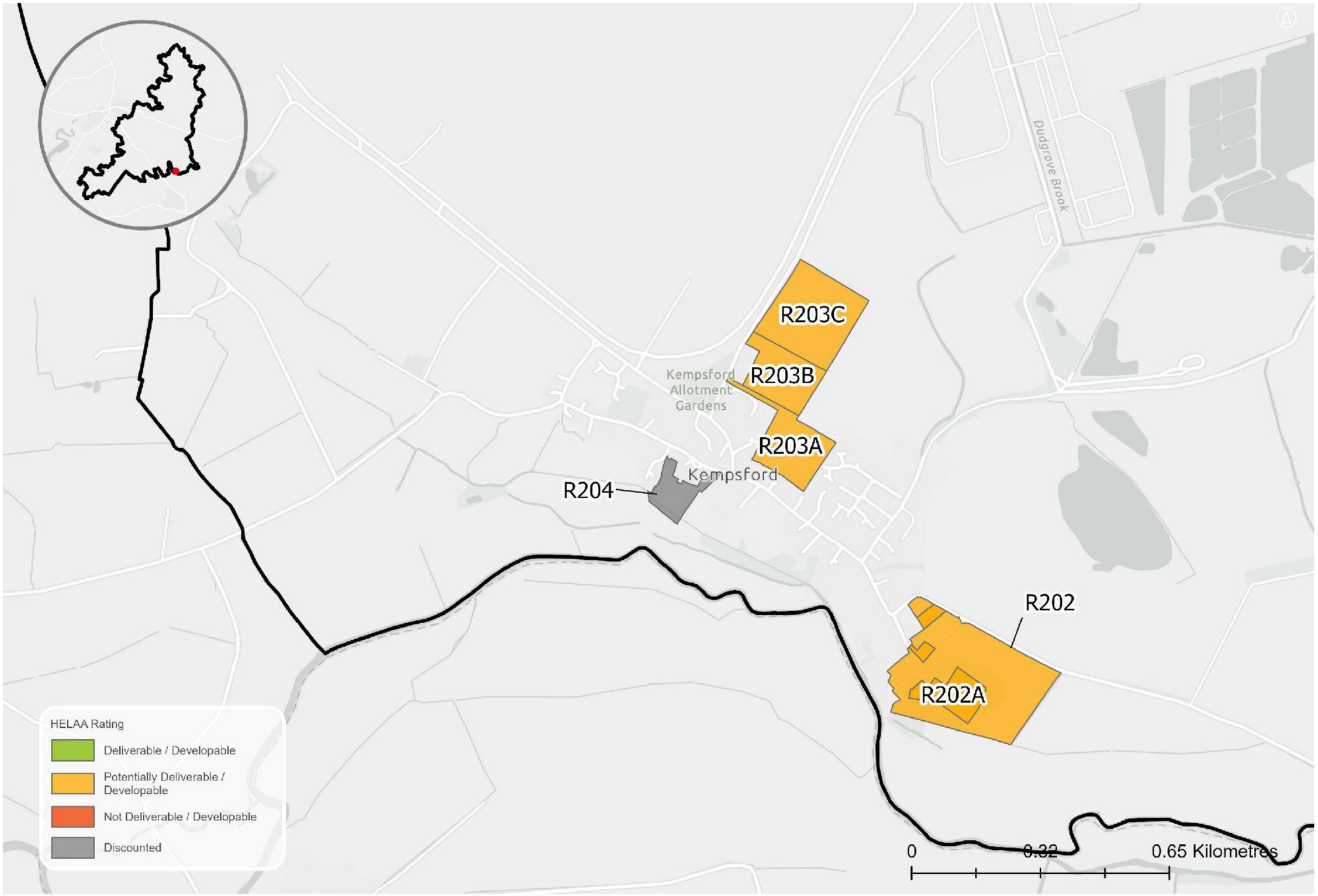
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sensitive location within the Kemble & Ewen Special Landscape Area, and it forms part of wider open countryside. The site is in close proximity to the Kemble train station and car park. There is a small existing agricultural access onto the site. Further investigation is required to determine whether it is suitable for intensification. The site is unsuitable for development due to landscape sensitivity. It could however potentially be used to deliver greenspace.							
K14	Field Barn	Kemble	1.36	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding - Kemble & Ewen Special Landscape Area The site is a greenfield site to the north of Kemble consisting of agricultural development. The site is in a sensitive location within the Kemble &	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Ewen Special Landscape Area. Development of the site may result in loss of best and most versatile agricultural land. There is a narrow agricultural access to the site from the north as well as from the southeast, though these may not be suitable for intensification due to being narrow lanes. Further investigation is required to determine suitability of access. The site is separated from the main settlement at Kemble and is in an unsustainable location. The site is unsuitable for development due to unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
K16	Land South West of Kemble	Kemble	83.00	Greenfield	Strategic site	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Kemble Airfield Safeguard Area Site is partially within / contains: • Fairford Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Kemble & Ewen Special Landscape Area The site is close to Kemble airport to the west, and is adjacent to the Kemble Wood ancient woodland. A buffer would need to be included to safeguard the ancient woodland which could decrease the potential developable area of the site. The area closest to the airport is proposed for employment with a similar pattern of dispersed employment, while the eastern area is proposed for residential development. This is in a sustainable location near Kemble village and the train station. There is a small existing agricultural access from Kemble. Further investigation is required	Available	Submitted by landowner in 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	2208	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to determine suitable access onto the site, with potential access off of the A429. The site is potentially suitable subject to suitable access to the site and mitigation of other identified constraints.							

Kempsford



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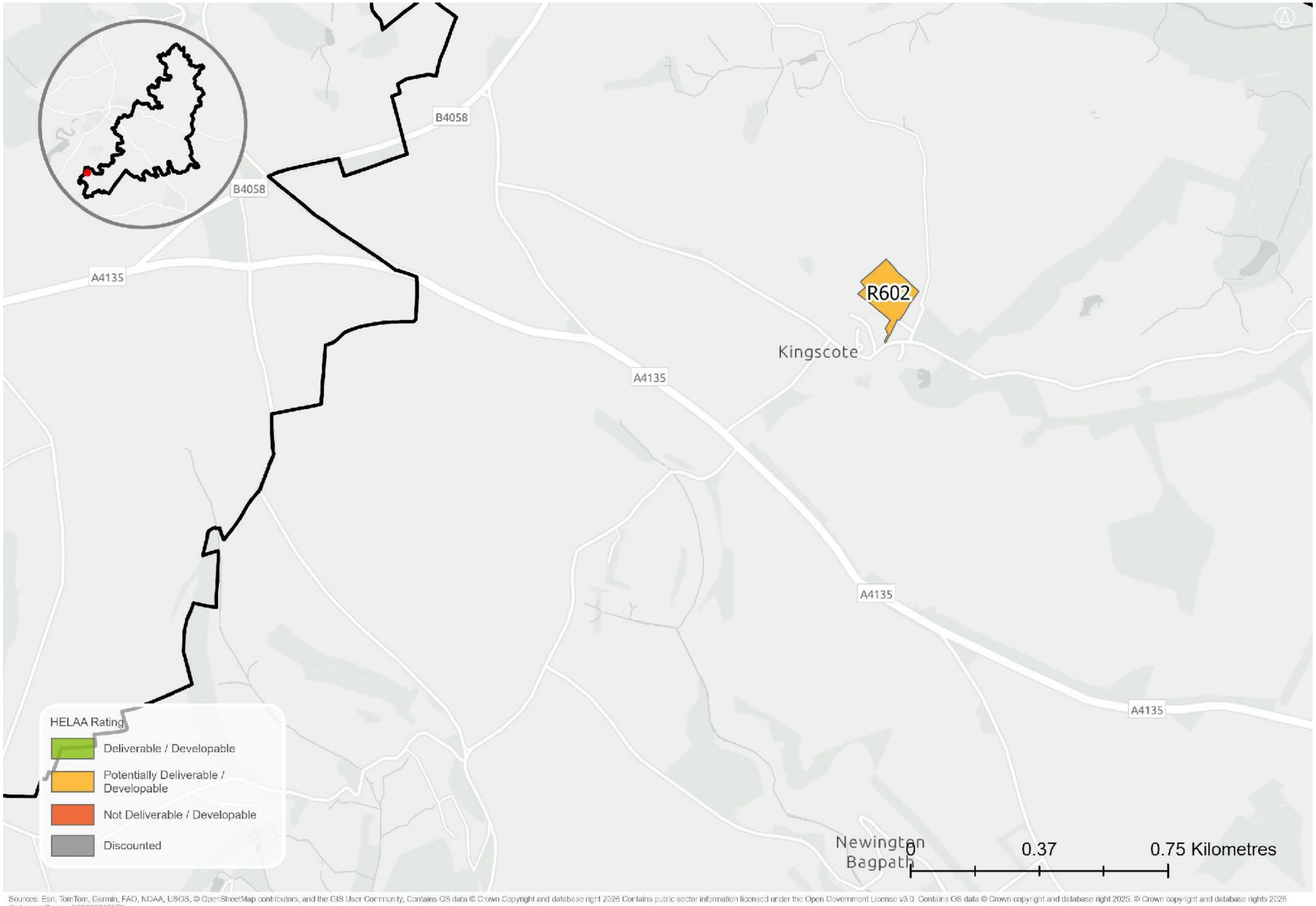
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R202	Kempsford Manor Farm	Kempsford	9.14	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 1 (49.7%) - Grade 3 Agricultural Land (50.3%) - Flood Zone 2 (46.32%) - Flood Zone 3 (15.62%) - Conservation Area (7.86%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. This site is a mix of brownfield and greenfield and part of the site lies in flood Zone 2 and 3, so a sequential test and site-level exception test would need to be applied. There are some heritage constraints including overlap with a conservation area and presence of Grade 2 Listed buildings. The site also lies within the Fairford Airfield Safeguard Area. There is existing access to the site via the current land use. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield and brownfield development in a high price point area.	Potentially Deliverable / Developable	96	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R202A	Kempsford Manor Farm Buildings	Kempsford	1.69	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 1 (31.32%) - Grade 3 Agricultural Land (68.68%) - Flood Zone 2 (65.49%) - Conservation Area (9.19%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. This is a brownfield site and part of the site lies in flood Zone 2, so a sequential test and site-level exception test would need to be applied. There are some heritage constraints including overlapping with a conservation area. The site also lies within the Fairford Airfield Safeguard Area. There is existing access to the site via the current land use. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting brownfield development in a high price point area.	Potentially Deliverable / Developable	16	
R203A	Land to rear of the Knoll, Whelford Road	Kempsford	2.52	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 2 (11.61%) - Grade 3 Agricultural Land (88.39%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site also lies within the Fairford Airfield Safeguard Area. There is existing access to the site	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	69	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							via the current land use from Whelford Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
R203B	Land rear of the Knoll, Whelford Road	Kempsford	2.58	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) Site is partially within / contains: - ALC Grade 2 (76.12%) - Grade 3 Agricultural Land (9.39%) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site also lies fully within the Fairford Airfield Safeguard Area and partially within Brize Norton Airfield Safeguard Area. There is existing access to the site via the current land use from Whelford Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	64	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R203C	Land rear of the Knoll, Whelford Road	Kempsford	4.34	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguarded Area s - FAIRFORD (100% Overlap) - Airfield Safeguarded Area s - BRIZE NORTON (60% Overlap) The site is adjacent to Kempsford. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site also lies within the Fairford and Brize Norton Airfield Safeguard Area. There is existing access to the site via the current land use from Whelford Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2012. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	119	

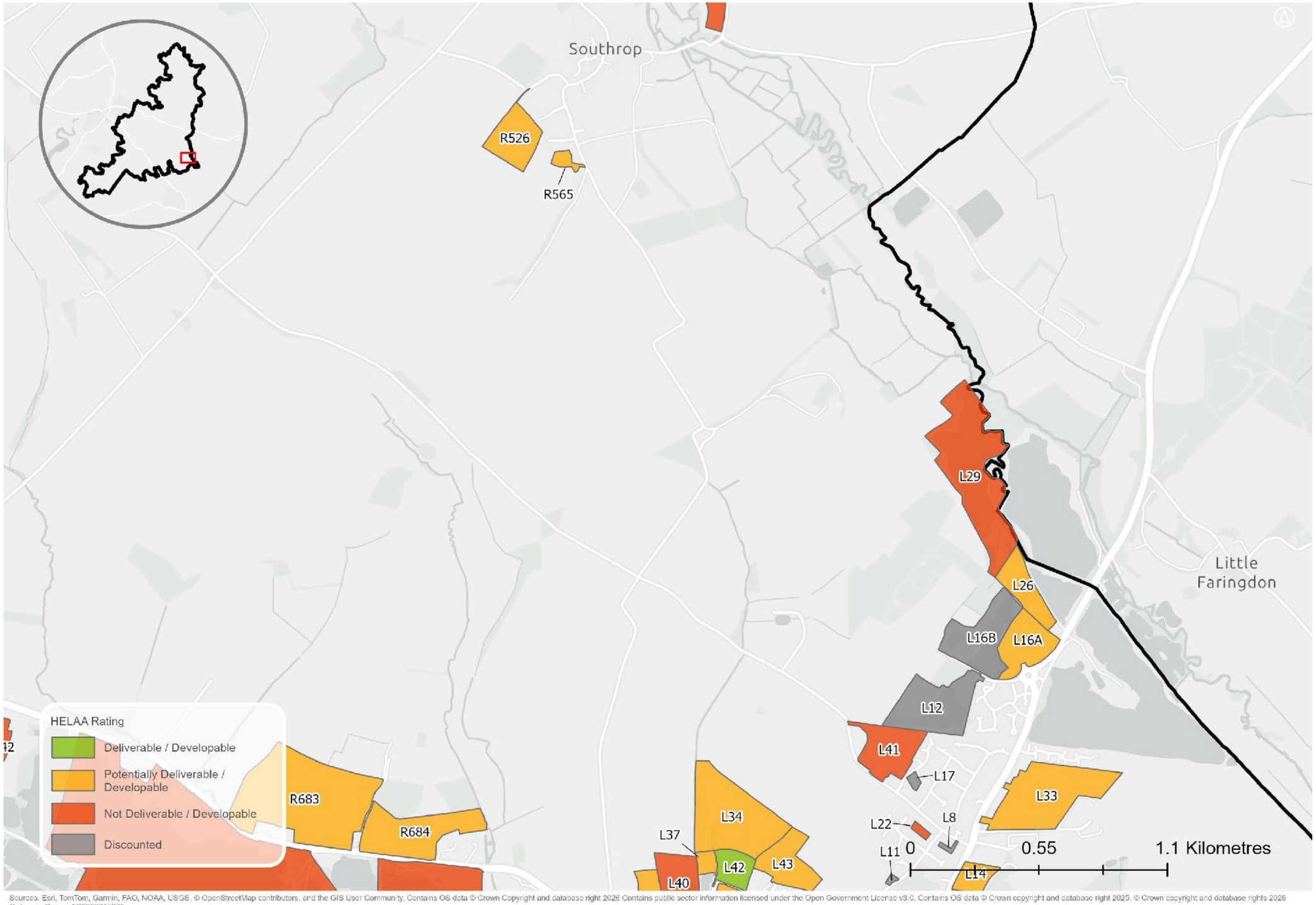
Kingscote



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R602	Land north east of Whiteladies, GL8 8XY	Kingscote	1.83	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Conservation Area (7.44%) The site comprises greenfield adjacent to the settlement of Kingscote. It lies within a sensitive location in the Cotswolds National Landscape and partly within the Kingscote Conservation Area. Any heritage impacts would need to be mitigated. There is existing access onto the site via a small agricultural access which may not be suitable for intensification. Further investigation is required to determine whether suitable access is feasible. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	50	

Lechlade A



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L16A	Land north of Lechlade	Lechlade-on-Thames	4.45	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • SPA (Salisbury Plain (2.9%) • SSSI (Cotswold Water Park SSSI) (2.9%) The site comprises greenfield located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site has a small overlap with and is adjacent to the Cotswold Water Park SSSI. Any environmental impacts would need to be mitigated. There is a small existing access off of the roundabout. Further investigation is required to determine suitability of the access for residential intensification. The site is potentially suitable for development, subject to mitigation of environmental impacts and consideration of other identified constraints.	Available	Site availability confirmed with landowner by email in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	90	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L22	Land north of Gassons Road	Lechlade-on-Thames	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises multiple back gardens within the settlement of Lechlade. There is no existing access to the site. Creation of a suitable access would likely require demolition of a surrounding dwelling. The site is unsuitable for development due to lack of potential suitable access.	Unavailable	Site is a former Urban Capacity Site, which has not been submitted as available for development. Likely unavailable due to multiple back gardens ownership and no landowner interest	Unachievable	There is no viable option to provide a suitable access to the site.	Not Deliverable / Developable	0	
L26	Land adjacent Bushyleaze Lake and Smyrell Farm	Lechlade-on-Thames	3.37	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Deciduous woodland (35%) The site comprises greenfield to the north of Lechlade. The site is adjacent to the Cotswold Water Park SSSI.	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	76	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Any environmental impacts would need to be mitigated. The site is accessed via an unpathed path from the southeast. Further investigation is required to determine suitability of the access for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
L29	Land at Bushyleaze Trout Fisheries	Lechlade-on-Thames	14.03	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • SPA (Salisbury Plain) (85.28%) • SSSI (Cotswold Water Park SSSI) (85.28%) • Historic Landfills (Pooles Pit) (41.91%) • Flood Zone 2 (6.99%) • Flood Zone 3 (70.05%) • Deciduous woodland (30%) The site comprises greenfield	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the north of Lechlade. The site has a majority overlap with a SPA and SSSI. The site also contains Historic Landfills. A majority of the site also falls within Flood Zone 2 and Flood Zone 3. Significant flood mitigation measures would be required. The site is currently accessed via unpathed paths from the southeast. These are unlikely to be suitable for residential intensification. The site is unsuitable for development due to SPA/SSSI overlap and significant flood risk.							
L33	Land south of Ferrers Park	Lechlade-on-Thames	10.01	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the east of Lechlade. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	190	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Key Settlements (2026) to have 'Medium' landscape sensitivity. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created from Station Road, or from the Stables to the south. The site is potentially suitable for development, subject to consideration of the identified constraints.							
L34	Land north of The Wern (Site D – Part 1)	Lechlade-on-Thames	10.40	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (0.91%) • Flood Zone 3 (8.26%) The site comprises greenfield to the west of Lechlade. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an area of Flood Zone 2 and Flood Zone 3 on the site. Some flood	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	330	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mitigation measures would be required. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created from the south. The site is potentially suitable for development, subject to suitable access and consideration of the identified constraints.							
L41	Land at Hambridge Lane	Lechlade-on-Thames	4.82	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Scheduled Monument (81.8%) • Deciduous woodland (2%) The site comprises greenfield to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							High' landscape sensitivity. The site has a majority overlap with a Scheduled Monument. Any development is likely to have harmful impacts on the heritage setting. Development of the site may result in loss of best and most versatile agricultural land. A Public Right of Way runs through the site. There is existing access onto the site from the south. Further investigation is required to determine whether it is suitable for residential intensification. The site is unsuitable for development due to harmful impacts on the Scheduled Monument.							
R526	Land west of Quarry View, GL7 3QF	Southrop	4.11	–	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the west of Southrop. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and any heritage impacts would need to be	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	112	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							mitigated. There is an existing agricultural access onto the site from the northeast. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R565	Land behind Quarry View	Southrop	0.65	–	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the south of Southrop. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	

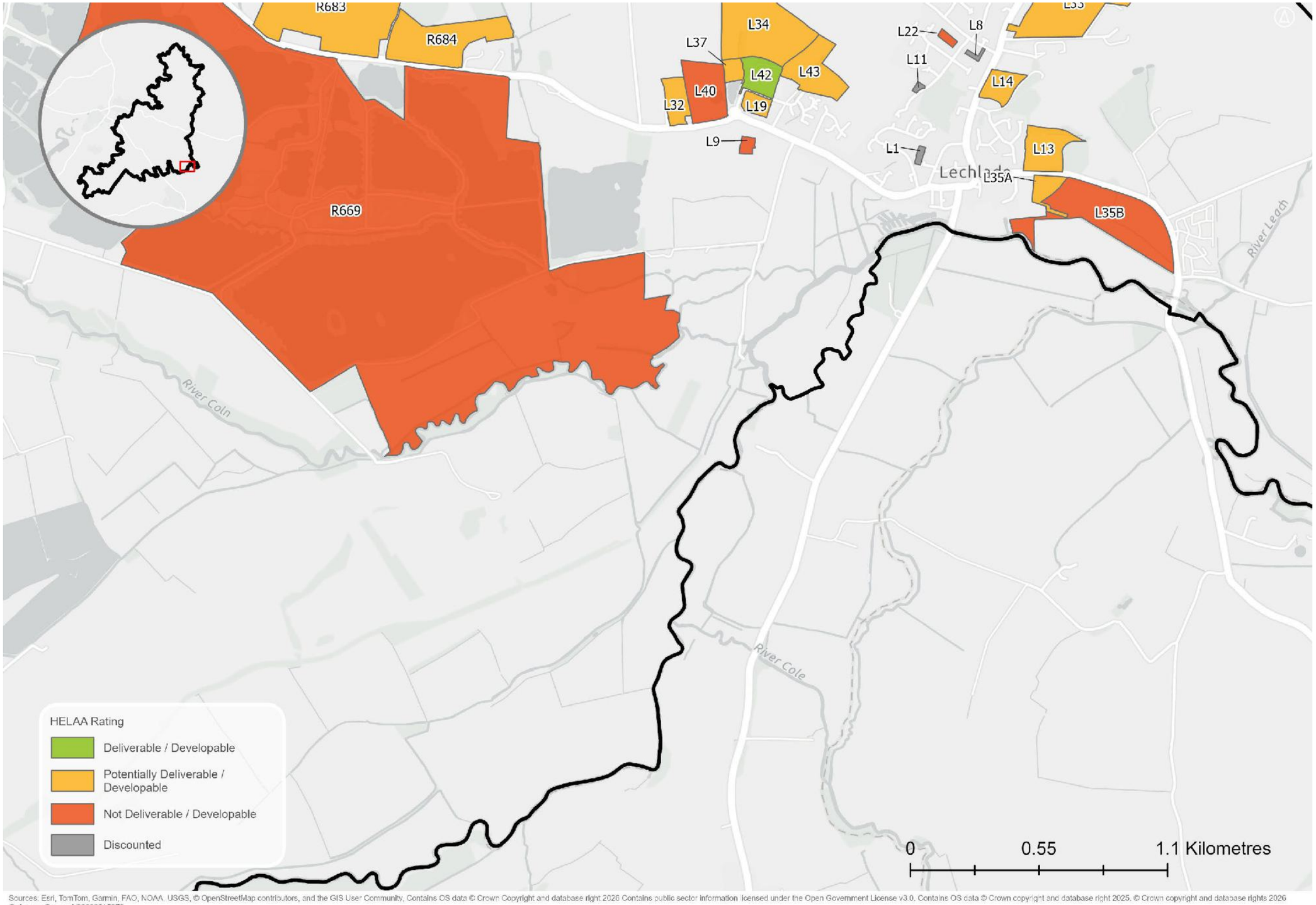
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of other identified constraints.							
R683	Claydon Farm, Lechlade	Lechlade	18.21	Greenfield		Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Agricultural Land (5.94%) • Flood Zone 2 (5.54%) • Flood Zone 3 (1.51%) The site comprises a greenfield site to the west of Lechlade. A small part of the site falls in Flood Zone 2 and Flood Zone 3, and some flood mitigation may be required. The site is adjacent to a SPA/SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in loss of best and	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	592	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							most versatile agricultural land. There is no existing access onto the site. Further investigation is required to determine whether suitable access can be provided from the road along the south. Vegetation along the southern boundary provides natural screening. The site is remote from any settlement and is not in the most sustainable location for residential development. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R684	Claydon Farm, Lechlade	Lechlade	7.59	Greenfield		Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (1.7%) • Flood Zone 3 (20.04%) The site comprises a greenfield site to the west of Lechlade. A part of the site falls in Flood Zone 2 and Flood Zone 3, and some flood mitigation may be required. The site is adjacent to a SPA/SSSI, and any environmental impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site. Further investigation is required to determine whether suitable access can be provided from the road along the south or from the access road along the western boundary. The site is prominent in approaches along the A417.The site is remote from any settlement and is not in the most sustainable location for residential development. The site is potentially suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	207	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development subject to suitable access and consideration of other identified constraints.							

Lechlade B



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L9	Green Farm Barn, Fairford Road	Lechlade-on-Thames	0.41	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flod Zone 2 (54.61%) • Flood Zone 3 (45.39%) The site comprises a partly greenfield site to the west of Lechlade. The site is entirely within Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation measures. It is also within the setting of a Listed Building. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is existing access onto the site that is likely suitable for residential intensification, but further investigation may be required. The site is unsuitable for development due to significant flood risk.	Unavailable	Site identified in HELAA due to withdrawn application. However, unconfirmed as available since, with subsequent applications being extensions to the existing farm house.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L13	Land west of Lechlade Cricket Club	Lechlade-on-Thames	3.29	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (1.23%) • Coastal and floodplain grazing marsh (26%) The site comprises greenfield associated with an existing farmhouse located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a small existing access onto the site from the south onto a car park associated with the Cricket Club. Further investigation is required to determine suitability of the access for residential intensification. The southern edge of the site is well screened. There is an area TPO in the northwest of the site, as well as numerous individual TPOs around the site that need to be taken into account and may impact developable area. The site is potentially suitable for development, subject to provision of suitable access and	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	45	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L14	Land at Lechlade Manor, adjacent to Oak Street	Lechlade-on-Thames	1.78	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Lechlade Conservation Area • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • No main habitat but additional habitats present (69%) • Deciduous woodland (24%) The site comprises greenfield located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is located in a sensitive location within the Lechlade Conservation Area, and any heritage impacts would need to be mitigated. There is a small existing access track onto the site along the eastern edge. Further investigation is required to determine suitability of the access for residential intensification. The western edge of the site is well screened. The site is potentially suitable for development, subject to mitigation of heritage impacts and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L19	Land south of the Wern	Lechlade-on-Thames	0.95	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (14.03%) • Flood Zone 3 (5.61%) The site comprises greenfield located adjacent to the settlement of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. Part of the site falls into Flood Zone 2 and Flood Zone 3. Flood mitigation measures would be required. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L32	Lechlade Garden Centre	Lechlade-on-Thames	1.84	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (88.56%) • Grade 3 Agricultural Land (11.44%) • Flood Zone 2 (11.52%) The site comprises brownfield associated with a garden centre to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site contains an area of Flood Zone 2 around the access which would require some flood mitigation measures. There is an individual TPO at the site entrance. The site is accessed from an access point from the south and is likely suitable for intensification. The site is potentially suitable for development, subject to consideration of the identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2015. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	57	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L35A	Land south of A417, east of Lechlade (Site A)	Lechlade-on-Thames	1.34	Greenfield		Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (7.68%) • Flood Zone 3 (7.43%) • Coastal and floodplain grazing marsh (25%) The site comprises greenfield to the east of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is an area of Flood Zone 2 and Flood Zone 3 on the site. Some flood mitigation measures would be required. There is an existing agricultural access onto the site from the northwest. Further investigation is required to determine whether the access is suitable for residential intensification. Vegetation along the northern boundary provides natural screening of the site. The site is potentially suitable for development, subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	27	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L35B	Land south of A417, east of Lechlade (Site B)	Lechlade-on-Thames	10.46	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (11.96%) • Flood Zone 3 (88.02%) • Grade 3 Agricultural Land (2.88%) • Lechlade Conservation Area (7.31%) • Coastal and floodplain grazing marsh (27%) The site comprises greenfield to the east of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies partly within the Lechlade Conservation Area and any heritage impacts would need to be mitigated. The majority of the site lies within Flood Zone 3 and would require significant flood risk mitigation. There is a small existing agricultural access onto the site from the north. Further investigation is required to determine whether the access is suitable for residential intensification. The site is unsuitable for development given significant flood risk.	Potentially available	Site is submitted by the landowner through recent Call for Sites (2021) and current availability unconfirmed	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L37	Land north of The Wern (Site D – Part 2)	Lechlade-on-Thames	0.79	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (1.37%) • Flood Zone 3 (9.95%) • Grade 3 Agricultural Land (56.59%) • Grade 2 Agricultural Land (43.41%) The site comprises greenfield to the west of Lechlade. The site lies partly within Flood Zone 2 and Flood Zone 3 and some flood mitigation measures would be required. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site, but this could potentially be created from the southeast. Further investigation is required to determine whether a suitable access can be provided. The site is potentially suitable for development, subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L40	Land west of The Wern	Lechlade-on-Thames	4.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Flood Zone 2 Site is partly within / contains: • Grade 2 Agricultural Land (82.57%) • Grade 3 Agricultural Land (17.43%) • Flood Zone 3 (6.96%) The site comprises greenfield to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site lies entirely within Flood Zone 2 and partly within Flood Zone 3, and significant flood mitigation measures would be required. The site lies within the setting of Butler's Court farmhouse and Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site, but this could potentially be created from the south or southeast, subject to impact on traffic flows. Further investigation is required to determine whether a suitable access can be provided. The site is unsuitable for	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

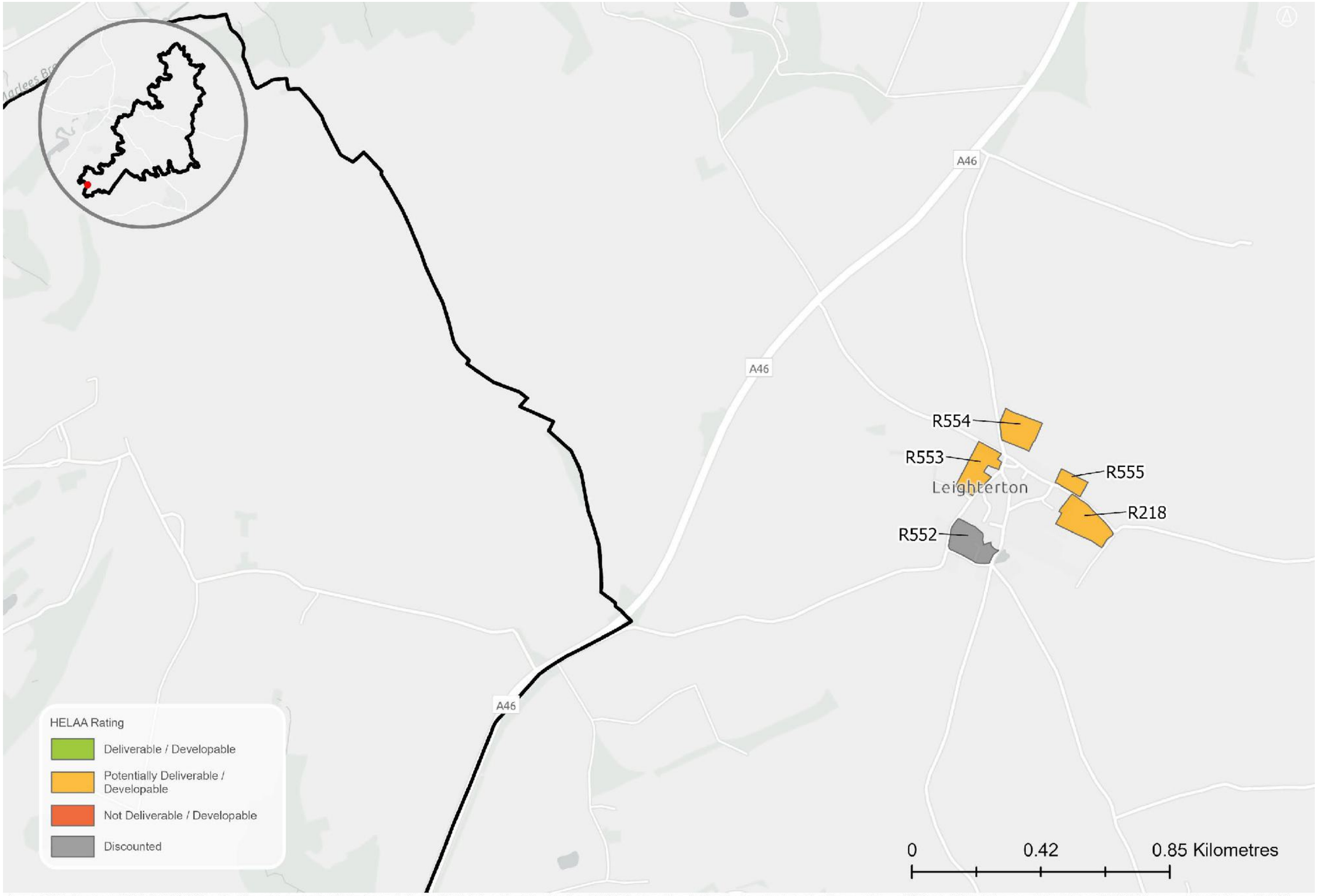
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to flood risk and harmful heritage impacts.							
L42	Land north of The Wern (Site A)	Lechlade-on-Thames	2.26	Greenfield	Housing	Suitable	The whole site has planning permission (24/03501/OUT, appeal: 6002824) for development of up to 54 residential dwellings	Available	The whole site has planning permission (24/03501/OUT, appeal: 6002824) for development of up to 54 residential dwellings and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	The whole site has planning permission (24/03501/OUT, appeal: 6002824) for development of up to 54 residential dwellings and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	54	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
L43	Land north-east of The Wern (Site C)	Lechlade-on-Thames	4.11	Mix	Housing / employment	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a partly greenfield site to the west of Lechlade. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to and within the setting of a Scheduled Monument. It is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. There are some TPOs running through the site. Development of the site may result in loss of best and most versatile agricultural land. There is existing access onto the site via an agricultural track from the west. It is likely to be suitable for residential intensification, but further investigation may be required. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	143	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R669	Coln Park	Lechlade	278.70	Mix		Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Brize Norton • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • SPA (Salisbury Plain) (61.48%) • SSSI (Cotswold Water Park SSSI) (61.48%) • Historical Landfills (Claydon Pike Gravel Pit) (2.05%) • Grade 2 Agricultural Land (54.87%) • Grade 3 Agricultural Lande (45.13%) • Flood Zone 2 (27.62%) • Flood Zone 3 (65.88%) • Coastal and floodplain grazing marsh (19%) • Deciduous woodland (7%) • No main habitat but additional habitats (1%) The site comprises a partly greenfield site that forms part of a Country Park and Nature Reserve. The site has a majority overlap with an SPA/SSSI. Any environmental impacts would need to be mitigated. The site also has a majority overlap with Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation measures would be required. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site via a road leading to a hotel on site. This is likely suitable for residential intensification.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to environmental considerations on the SPA/SSSI and significant flood risk.							

Leighterton

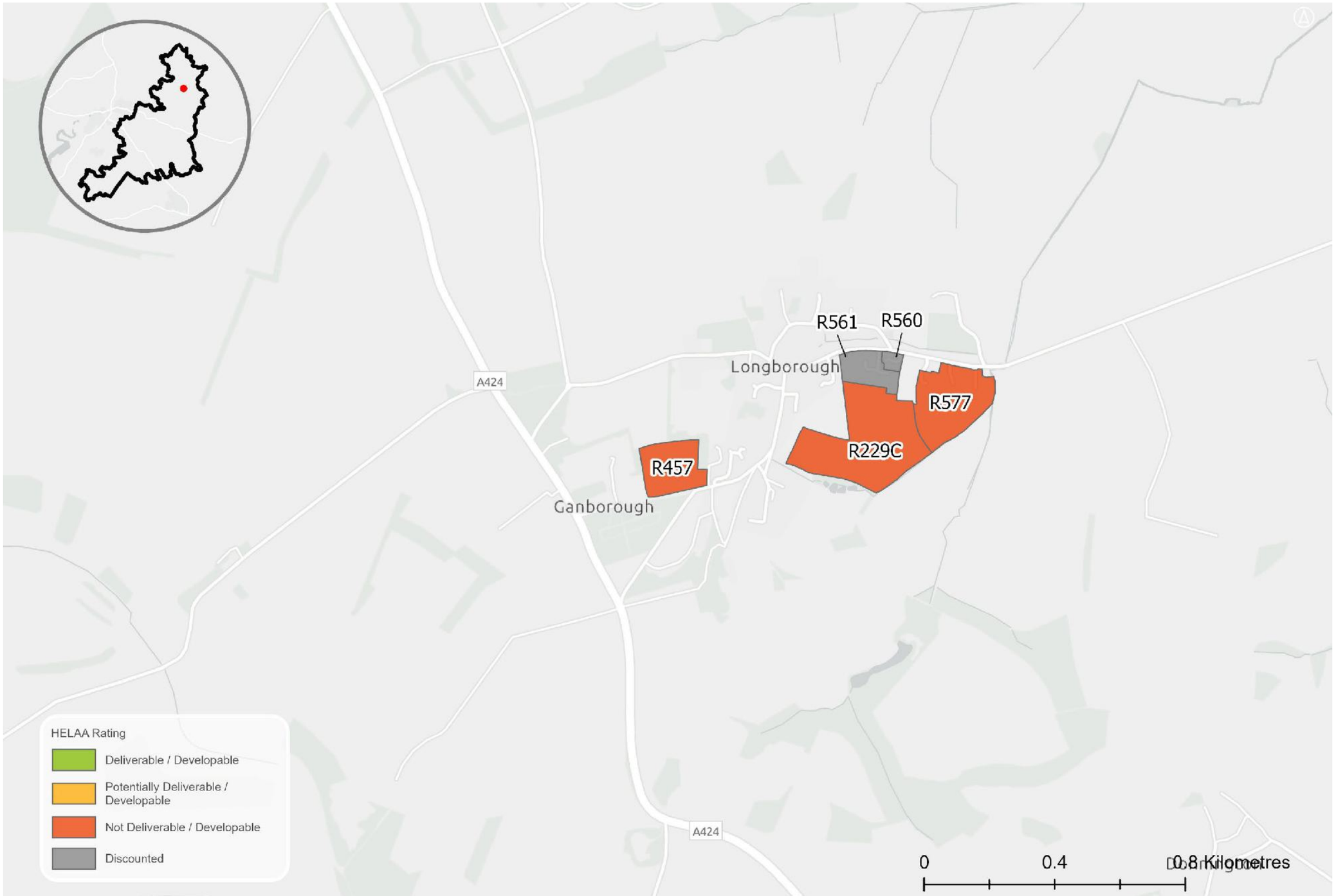


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R218	Land adjacent to the rectory, Boxwell Road	Leightorton	1.64	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises greenfield including allotments to the east of Leighterton. It lies within a sensitive location in the Cotswolds National Landscape. The site is within the setting of the Leighterton Conservation Area. Any heritage impacts would need to be mitigated. There is no existing access onto the site. Access could be created from the agricultural access track along the eastern edge of the site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	45	
R553	Land at Drews Farm, Back Lane	Boxwell with Leighterton	1.33	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partially within / contains: - Conservation area (4.47%) The site is a in a sensitive location within the Cotswolds National Landscape. The existing site is majority agricultural land but there is a section of play space in the north of the site, reducing the developable area. There is existing access onto the site from Back Lane. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	36	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R554	Land at Bennetts Farm, Whitewater Road	Boxwell with Leighterton	1.22	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape.. There is existing accesses onto the site from Whitewater Road. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	
R555	Land at Bennetts Farm, Tetbury Lane	Boxwell with Leighterton	0.50	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape.. There is existing accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	14	

Longborough



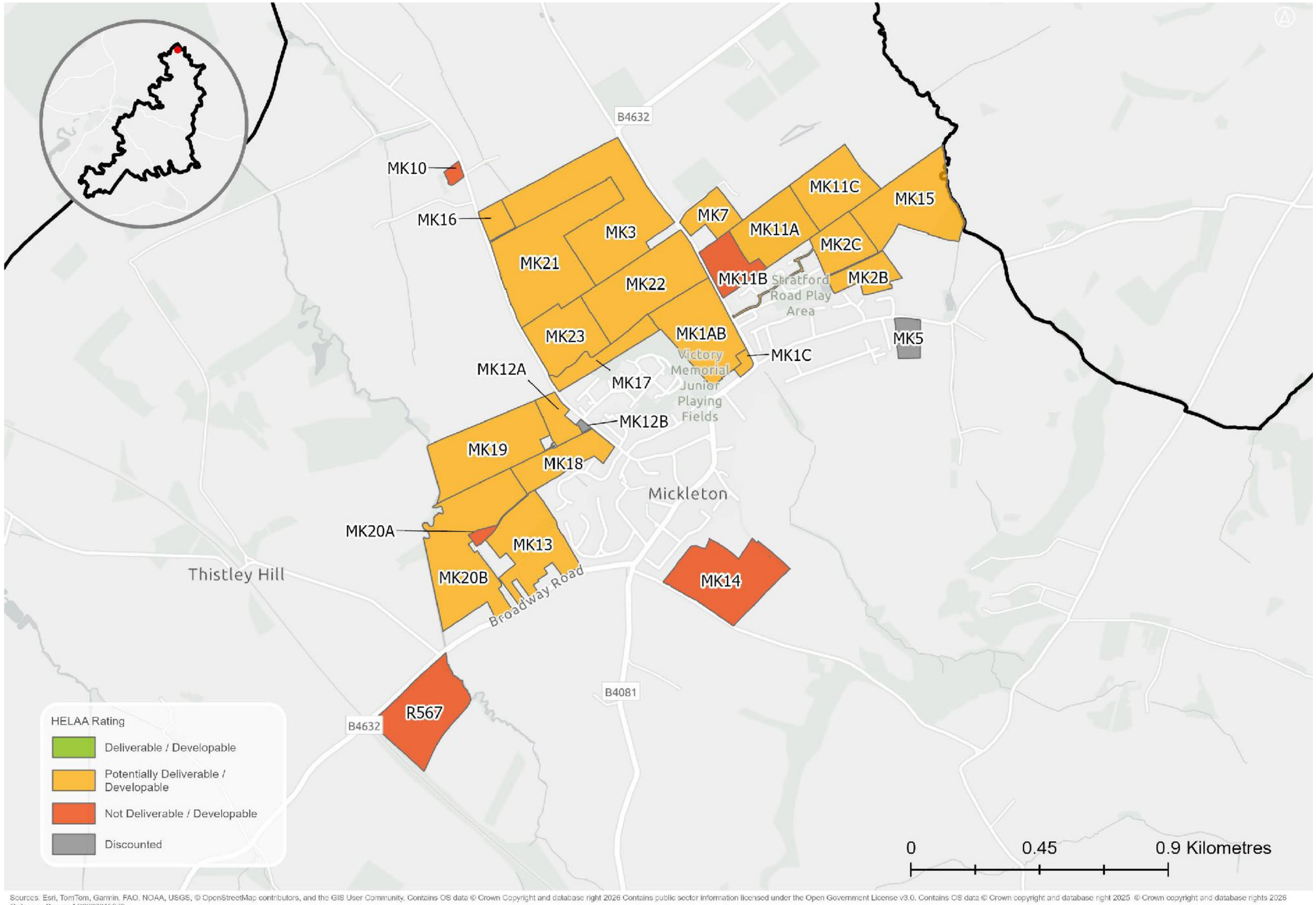
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R229C	Large Field east of High Street	Longborough	8.23	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the southeast of Longborough. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is adjacent to the Longborough Conservation Area and is within the setting of many Listed Buildings. Any heritage impacts would need to be mitigated. The site is adjacent to a large area TPO. There is no existing access onto the site, and delivery of a suitable access is likely to require delivery through one of the sites to the north. The site is unsuitable for development due to high landscape sensitivity and lack of suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R457	Field west of Old Rectory Gardens	Longborough	2.76	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the southwest of Longborough. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The topography rises from east to west, and the site is highly visible in the surrounding landscape and from the public right of way, which runs along the eastern boundary. The Conservation Area is also located opposite the eastern boundary and the site forms part of its rural setting. The access would be onto a single track rural road and would require cutting into the embankment and the removal of a large section of hedgerow in the location which is closest to the Conservation Area, which would have a highly harmful impact. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R577	The Sitch, Moreton Road, GL56 0QJ	Longborough	4.54	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The majority of the site is designated as an Established Employment Site in the adopted Local Plan and is in active use as employment units (known as The Sitch). The Local Plan evidence base finds this site should continue to be protected for employment use and is unsuitable for redevelopment. The site is also located inside the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. Residential development to the south of The Sitch would break away from the settlement pattern into the National Landscape and would have a harmful impact. The site is unsuitable for development due to active employment use.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Mickleton



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK1AB	Meadow View	Mickleton	6.67	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Two Public Rights of Way run through the site. The site is adjacent to the Mickleton Conservation Area. Any heritage impacts would need to be mitigated. A planning application for 40 dwellings on the southern part of the site (ref:14/04609/OUT) was refused in 2015 on grounds that development would have harmful impacts on the Conservation Area and nearby Listed Buildings. There is an existing narrow access to the farm in the southwest of the site but this may not be suitable for residential intensification. Further investigation is required to determine a suitable access. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	90	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK1C	Field north-east of Granbrook Lane / Stratford Road Mini-Roundabout	Mickleton	0.37	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Conservation Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is in a sensitive location within the Mickleton Conservation Area. Any heritage impacts would need to be mitigated. There is an existing access to the existing dwelling on the western part of the site. This may be suitable for extension and residential intensification. Further investigation is required to determine a suitable access. The site is potentially suitable for development, subject to suitable access, mitigation of heritage impacts, and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	
MK2B	Land east of former Meon Hill Nurseries (Site A)	Mickleton	2.18	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (0.96%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	59	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A Public Right of Way runs along the northern edge of the site. There are also some area TPOs running along the north of the site. There is an existing road running along the north of the site where a suitable access could be created, but there may be issues with ransom strips. Further investigation is required to determine whether a suitable access can be created. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK2C	Land east of former Meon Hill Nurseries (Site B)	Mickleton	3.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (89.75%) • Grade 3 Agricultural Land (10.25%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A Public Right of Way runs along the southern edge of the site. There	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	89	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							are also some area TPOs running along the south of the site. There is no existing access onto the site, but access could likely be extended from Ridge Close, or could be created from Canada Lane to the south. This needs to be further investigated as it is currently in private ownership. The site is flat and has relatively low landscape sensitivity. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK3	Land at Prospect Gardens, Stratford Road	Mickleton	12.61	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (2.63%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs along the northwestern edge of the site. There is existing access onto the site to an antique store on the eastern edge of the site. This is likely to require some upgrades, but to be suitable for residential intensification. If developed in isolation, development would be separated from the settlement.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	350	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK7	Land between Summerville Ltd. and Stratford Road	Mickleton	2.11	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (88.42%) • Grade 3 Agricultural Land (11.58%) The site comprises a greenfield site to the northeast of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is separated from the main settlement at Mickleton by the Mickleton allotments. There is no footpath along Stratford Road, and would make any development at the site car dependent. There is an access road along the north of the site leading to the Leofric Development behind the site. There is no existing access onto the site, though this could	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	58	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							potentially be created from Stratford Road requiring the removal of some mature vegetation. The site is potentially suitable subject to creation of suitable access and consideration of other identified constraints.							
MK10	Peacefield, Broad Marston Lane	Mickleton	0.34	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the northwest of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. The site is currently accessed by a private residential road. This is likely to be suitable for residential intensification, but further investigation may be required. The site is not in a sustainable location as it is remote from the nearby settlement and there are no footpaths along Broad Marston Road for pedestrian access. The site is unsuitable for development due to unsustainable location.	Potentially available	Site is submitted by the landowner in Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK11A	Land east of Stratford Road (Site A)	Mickleton	4.83	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (73.98%) • Grade 3 Agricultural Land (26.02%) The site comprises greenfield to the east of the existing allotments. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is currently accessed via a agricultural track along the south of the site. Making this access suitable may require taking some space from the allotments. Further investigation is required to determine whether a suitable access can be achieved. Development of the site may result in loss of best and most versatile agricultural land. Development of the site would extend the existing development pattern at Mickleton north. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since (MK11)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	132	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK11B	Land east of Stratford Road (Site B)	Mickleton	2.64	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises the allotments on the northern edge of Mickleton. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The allotments are a well used community asset which should remain in use unless a suitable alternative location can be found. The site is currently accessed via a agricultural track along the south of the site. Development of the site may result in loss of best and most versatile agricultural land. Development of the site would extend the existing development pattern at Mickleton north. The site is unsuitable for development as it should remain in active use as allotments.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since (MK11)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK11C	Land east of Stratford Road (Site B)	Mickleton	4.90	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (3.5%) The site comprises greenfield to the northeast of Mickleton. The site is not adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is currently accessed via a agricultural track along the south of the site. Making this access suitable may require taking some space from the allotments. Further investigation is required to determine whether a suitable access can be achieved. Development of the site may result in loss of best and most versatile agricultural land. Development of the site in isolation would result in remote development that does not correspond with the existing pattern of development. Development of this site is likely to be harmful to the landscape setting. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since (MK11)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	134	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK12A	Land at Birchfield Nursery, Broad Marston Road	Mickleton	1.56	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (1.16%) The site comprises greenfield to the west of Mickleton. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is currently accessed via a small agricultural track from the east. Making this access suitable may require the removal of some mature vegetation. Further investigation is required to determine whether a suitable access can be achieved. Development of the site may result in loss of best and most versatile agricultural land. The site is in a sustainable location, and there is natural screening provided along the eastern boundary. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	40	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK13	Land off Sunnybrook, Broadway Road	Mickleton	6.38	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (2.16%) • Deciduous woodland (8%) The site comprises the garden centre in the south of the site and arable field in the north. The site is located to the west of Mickleton. The site is adjacent to existing development. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. The site is currently accessed via an access road from the south. This access is likely suitable for residential intensification. Development of the site may result in loss of best and most versatile agricultural land. The site is in a relatively sustainable location near to the settlement centre. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.	Available	Site availability confirmed with landowner in April 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	150	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK14	Bakers Hill	Mickleton	7.42	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the southeast of Mickleton. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. The topography of the site rises towards the southeast making the site prominent in landscape views. The site is adjacent to the Mickleton Conservation Area and forms part of the rural setting. Any heritage impacts would need to be mitigated. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
MK15	Land off Canada Lane	Mickleton	7.44	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (2.02%) • Traditional orchard (13%) The site comprises a greenfield site to the northeast of Mickleton. The site is in a sensitive location adjoining the Cotswolds National Landscape to the east. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low'	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be achievability issues related to ransom strips required to develop a suitable access.	Potentially Deliverable / Developable	178	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The Heart of England Way long distance footpath cuts east to west through the site. The topography of the site falls from west to east towards the brook. The site is located at the foot of Meon Hill, which rises to the east. There is an existing access to the farm directly to the south of the site, but there may be issues developing a suitable access due to ransom strips. The site is potentially suitable for development subject to mitigation of impact on the National Landscape and consideration of other identified constraints.							
MK16	Glebe Land, Broad Marston Road	Mickleton	1.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the northwest of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A Public Right of Way runs along the eastern edge of the site. There is no existing access onto the site. Access would need to be created from Broad Marston Road. Further investigation is required to determine whether a suitable	Available	Site is submitted by the landowner in Call for Sites 2019. Availability confirmed in June 2026.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access could be created. The site is flat and there is no screening, with long views to surrounding landscape on all sides. Development in this location would be remote from the settlement and is not in the most sustainable location. The site is potentially suitable subject to mitigation of impact on National Landscape and consideration of other identified constraints.							
MK17	Field adjoining Market Garden Close, Broad Marston Lane	Mickleton	2.31	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs through the site. There is a small existing agricultural access onto the site from the west. This is likely to require the removal of some mature vegetation to make it suitable for residential intensification. The site is flat with extensive vegetation providing screening on all edges. The site is adjacent to existing development and would extend the existing development pattern northwards. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	50	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK18	Foxwold, Broad Marston Lane	Mickleton	3.32	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (63.63%) • Grade 3 Agricultural Land (36.37%) The site comprises a greenfield site to the west of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. A Public Right of Way runs along the eastern edge of the site. There is a small gated access onto the site from the east. This is likely to require the removal of some mature vegetation to make it suitable for residential intensification. The site is flat with some long distance views towards the north. The site is adjacent to existing development and would extend the existing development pattern northwards. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2024) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	60	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK19	Land west of nurseries on Broad Marston Lane	Mickleton	7.82	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (1.85%) • Flood Zone 2 (0.96%) • Flood Zone 3 (8.28%) The site comprises a greenfield site to the west of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The western edge of the site lies in Flood Zone 2 and Flood Zone 3, and may require some flood mitigation measures. There is no existing access onto the site that would be suitable for residential intensification. Access would most likely need to be created from an adjacent site to the east. If developed in isolation, development would be isolated and remote from the existing settlement. However, it could potentially be developed as part of a larger strategic site. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	195	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
MK20A	Clevely's, Broadway Road	Mickleton	0.34	Mix	N/A	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a partly brownfield site to the west of Mickleton with some agricultural development. Development of the site may result in loss of best and most versatile agricultural land. There is an existing access road leading to the site from the south which is likely suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	10	
MK20B	Land west of Mickleton and north of Broadway Road	Mickleton	10.52	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (3.95%) • Flood Zone 3 (10.28%) The site comprises a greenfield site to the west of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The western edge of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. There is no existing access onto the site. Further	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	248	

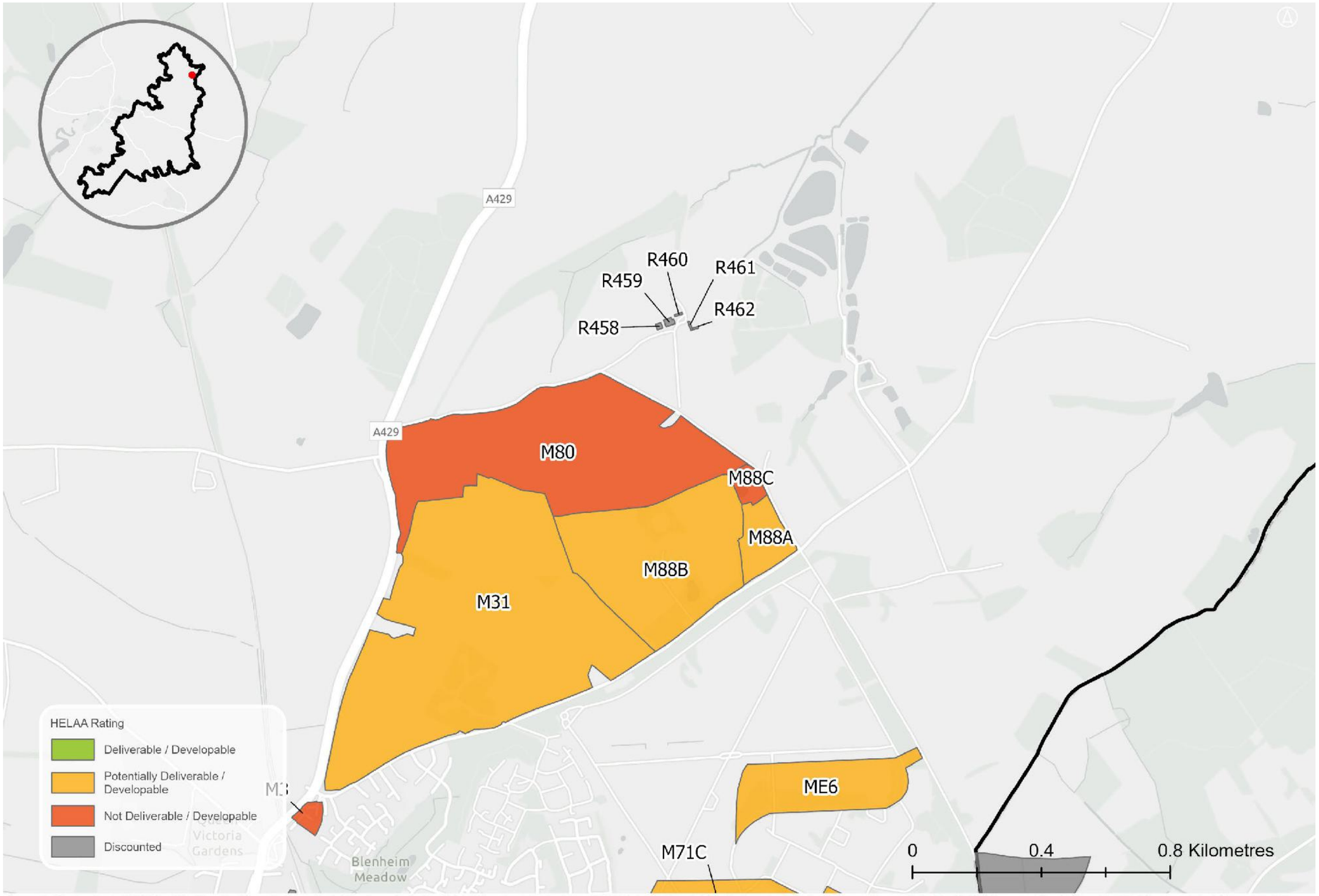
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							investigation is required to determine whether a suitable access could be created from Broadway Road. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK21	Land east of Broad Marston Road (north of Glass House Road)	Mickleton	10.79	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (78.49%) • Grade 3 Agricultural Land (21.51%) The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs through the site. There is no existing access	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	296	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							onto the site. Further investigation is required to determine whether a suitable access could be created from Broad Marston Road. If developed in isolation, development would be separated from the settlement. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
MK22	Land west of Stratford Road (opposite allotments)	Mickleton	7.95	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is no existing access onto the site. Further investigation is required to determine whether a suitable access could be created from Stratford Road. If developed in isolation, development would be separated from the settlement. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	219	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							
MK23	Land east of Broad Marston Road (opposite allotments)	Mickleton	4.77	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (1.87%) The site comprises a greenfield site to the north of Mickleton. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. A Public Right of Way runs through the site. There is a small existing agricultural access onto the site. Significant upgrades are likely required to make this access suitable for residential intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	131	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R567	Land adj. railway line and Broadway Road (B4632)	Weston Sub Edge	6.70	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (85%) - Flood Zone 2 (1.01%) - Flood Zone 3 (1.84%) The site is a greenfield site to the southwest of Mickleton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site from the northwest. Further investigation is required to determine whether this access is suitable for intensification. Development on the site would be remote from the main settlement of Mickleton and would be in an unsustainable location. The site is unsuitable for development, due to unsustainable location.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Moreton-in-Marsh A



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
M3	Blenheim Farm	Moreton-in-Marsh	0.63	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 3 Agricultural Land Site is partly within / contains: • Flood Zone 2 (2.79%) • Grade II Listed Building The site comprises a brownfield site to the north of Moreton-in-Marsh. The site is a fully developed Established Employment Site which should remain in active use as there is no current desire to redevelop. Development of the site may result in loss of best and most versatile agricultural land. The site includes a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site is unsuitable for development as it should remain in active employment use.	Unavailable	Established Employment Site fully developed; no interest in redevelopment. Site confirmed as unavailable with landowner in 2013	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
M31	Land north of Todenham Road	Moreton-in-Marsh	50.35	Mix	Mixed use	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partly within / contains: • Deciduous woodland (1%) The site comprises a large greenfield site to the north of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements	Available	Site availability confirmed with landowner in March 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	1105	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(2026) to have 'Medium to Medium-High' landscape sensitivity. There are some existing agricultural accesses onto the site that may be suitable for upgrade and residential intensification, but further investigation may be required to determine feasibility. The site is located near to the Moreton-in-Marsh train station and so offers a sustainable location. Development of the site would represent a significant extension into the Special Landscape Area. The site is potentially suitable for development, subject to consideration of impacts on the Special Landscape Area, and consideration of other identified constraints.							
M80	Land north of Lemington Grange	Moreton-in-Marsh	30.33	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partly within / contains: • Deciduous woodland (1%) The site comprises a greenfield site to the north of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. The site is within the setting of the Scheduled Monument to the west,	Unavailable	The site is owned by Batsford Estates. They have confirmed in meetings that M80 is unavailable for development but have not provided written confirmation.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

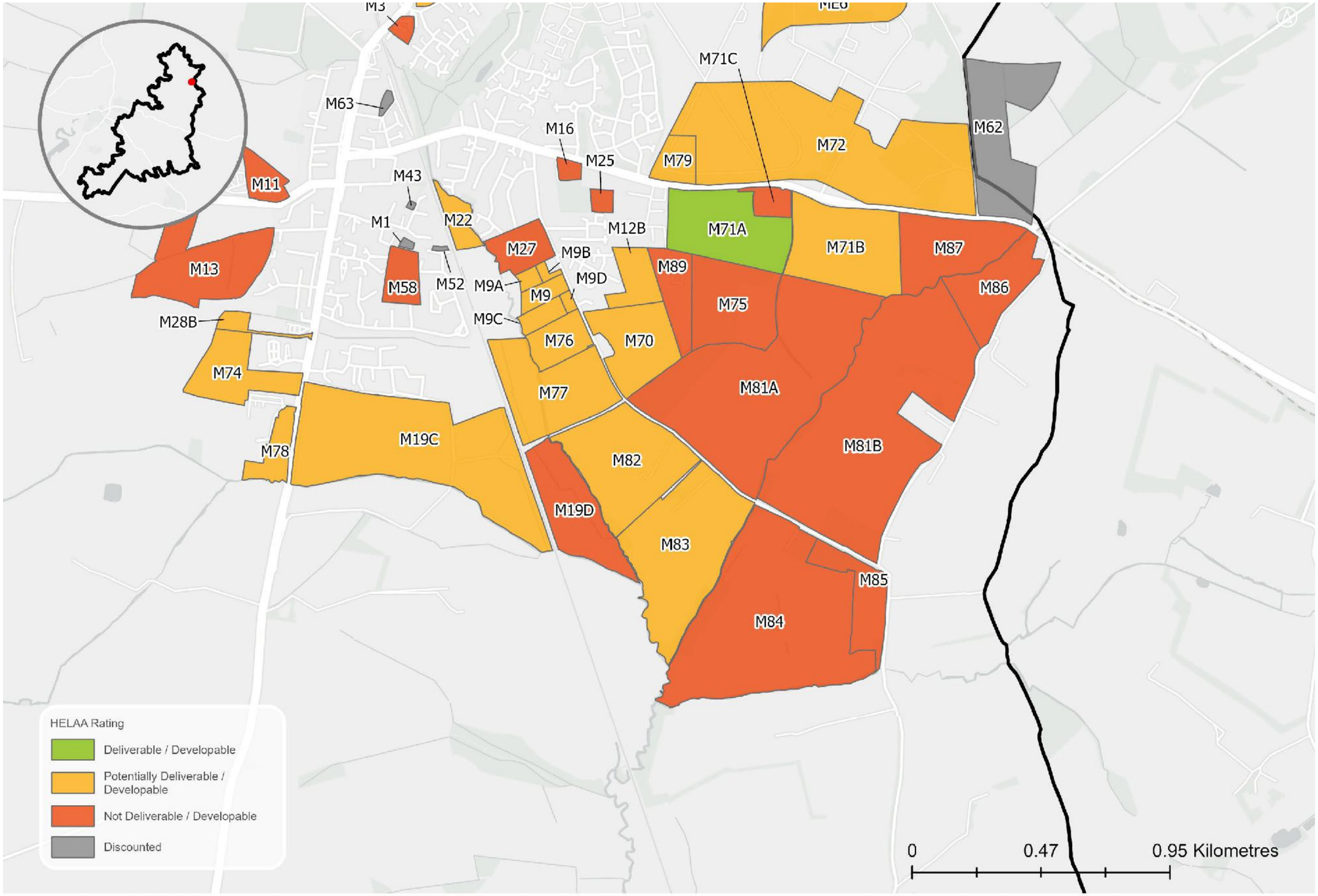
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and any heritage impacts should be mitigated. The site is in a prominent location and has little natural screening on the western edge. There is no existing access onto the site, and further investigation is required to determine where a suitable access can be provided. The site is unsuitable for development due to high landscape sensitivity.							
M88A	Land east of Lemington Grange	Moreton-in-Marsh	2.92	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partly within / contains: • Traditional orchard (40%) The site comprises a partly brownfield site to the northeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The eastern part of the site consists of traditional orchards which should be protected. There is no existing access onto the site. Further investigation is required to determine whether a suitable access can be created from the A44. The site is significantly separated from the main settlement of Moreton-in-Marsh. An application for 1 dwelling was	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	61	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							refused (ref:24/02742/FUL) on the grounds that the development would harm the Special Landscape Area. The site is potentially suitable for development subject to mitigation of impact on National Landscape and consideration of other identified constraints.							
M88B	Lemington Grange	Moreton-in-Marsh	20.51	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land The site comprises a partly brownfield site to the northeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The eastern part of the site consists of traditional orchards which should be protected. There is an existing access from Todenham Road which is likely to be suitable for intensification. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is potentially suitable for development subject to consideration of the impact on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	685	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
M88C	Land east of Lemington Grange	Moreton-in-Marsh	0.93	Mix		Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land The site comprises a partly brownfield site to the northeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is adjacent to priority habitat traditional orchards to the south. There is existing access onto the existing development on site. Further investigation is required to determine whether the access is suitable for intensification. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
ME6	Fire Service College (Site C)	Moreton-in-Marsh	8.47	Mix	Employment	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Deciduous woodland (28%) The site comprises a brownfield site to the northeast of Moreton-	Available	Availability confirmed with landowner in December 2025	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	213	42350

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							in-Marsh. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is part of the Fire Service College. The site is adjacent to existing employment land. There is an existing access from the development to the south which is likely suitable. The site is potentially suitable for development subject to suitable access and consideration of identified constraints.							

Moreton-in-Marsh B



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M9	Land adjacent 'South Croft', Evenlode Road	Moreton-in-Marsh	1.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from Evenlode Road. The access is likely suitable for residential intensification subject to some upgrading. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	44	
M9A	Land adjacent 'South Croft', Evenlode Road	Moreton-in-Marsh	0.56	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive	Available	Site availability confirmed with landowner in February 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from Evenlode Road. The access is likely suitable for residential intensification subject to some upgrading. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.							
M9B	Land at Evenlode Road	Moreton-in-Marsh	0.34	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site from Evenlode Road. The access is likely suitable for residential intensification	Available	Site availability confirmed with landowner in February 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							subject to some upgrading. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.							
M9C	Land at Evenlode Road	Moreton-in-Marsh	1.31	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land Site is partly within / contains: • Flood Zone 2 (0.92%) • Flood Zone 3 (2.66%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site from Evenlode Road. The access is likely suitable for residential intensification. If developed in isolation, the development would be remote from the settlement. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	44	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M9D	Land at Evenlode Road	Moreton-in-Marsh	0.31	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from Evenlode Road. The access is likely suitable for residential intensification subject to some upgrading. If developed in isolation, the development would be remote from the settlement. The site is potentially suitable for development subject to consideration of the impacts on the Special Landscape Area, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M11	Land at Bourton Road	Moreton-in-Marsh	2.13	Greenfield	Car park	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (49.49%) • Flood Zone 3 (1.24%) The site comprises a greenfield site to the west of Moreton-in-Marsh. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is also adjacent to the Moreton-in-Marsh Conservation Area and any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. Around half of the site lies in Flood Zone 2 and Flood Zone 3, and some flood mitigation measures would be required. There is a small agricultural access onto the site from the southwest which is likely to require some upgrades to be suitable for residential intensification. The site is prominent in approaches into Moreton-in-Marsh from the west.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable due to flood risk.							
M12B	Land at Evenlode Road	Moreton-in-Marsh	3.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area The site comprises a greenfield site to the east of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. A Public Right of Way runs through the site. The site is adjacent to a recently developed site to the west. There is no existing access onto the site, but access could likely be extended from the new development to the west. A sewage treatment work plant is located to the east of the site and may impact suitability of the eastern edge of the site for residential development. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Special Landscape Area, suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	107	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M13	Land at Parker's Lane	Moreton-in-Marsh	11.13	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (5.46%) • Flood Zone 3 (20.25%) The site comprises a greenfield site to the west of Moreton-in-Marsh. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed to have 'Medium / High' landscape sensitivity. A Public Right of Way runs along the eastern edge of the site. Some of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. The site is prominent in approaches from the west into Moreton-in-Marsh. The site is unsuitable for development due to high landscape sensitivity.	Potentially available	Site submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
M16	Land north of Football Ground	Moreton-in-Marsh	0.62	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (54.42%) The site comprises a sports field to the east of Moreton-in-Marsh. The site is in active use and forms part of a wider sports facility. It should remain in use	Unavailable	The site is a sports ground owned by Moreton Rangers FC. It was identified through the Urban Capacity Study but has not been made available for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							unless a suitable alternative can be found. The site is unsuitable for development due to active use as a sports facility.							
M19C	Land south of Dunstall Farm (southern extension)	Moreton-in-Marsh	28.73	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Little Rissington Site is partly within / contains: • Grade 3 Agricultural Land (17.81%) • Grade 2 Agricultural Land (30.78%) • Flood Zone 2 (1.01%) • Flood Zone 3 (23.04%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The southern part of the site lies partly in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. Two Public Rights of Way run through the site. Development of the site may result in loss of best and most versatile agricultural land. There are a number of existing small agricultural accesses from the east, south and west onto the site. Upgrades would be	Available	Site availability confirmed with landowner in April 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	400	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							required to make any access suitable for residential intensification. The site directly to the north of this site has been granted permission for 250 dwellings. Development of this site would considerably extend Moreton-in-Marsh into open countryside. The site is potentially suitable for development, subject to suitable access, consideration of the impacts on the Special Landscape Area, and other identified constraints.							
M19D	Land adjacent to railway line	Moreton-in-Marsh	8.64	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Little Rissington Site is partly within / contains: • Flood Zone 3 (87.28%) • Flood Zone 2 (6.32%) • Airfield Safeguard Area - Oxford Kidlington (83%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. The site lies almost entirely in Flood Zone 2 and Flood Zone 3 and would require significant flood mitigation measures. A Public Right of Way runs along the northern and eastern boundaries.	Available	Site availability confirmed with landowner in October 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable for development due to high flood risk. However, it could be potentially be used for green space or BNG requirements.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M22	Land west of Croft Holm	Moreton-in-Marsh	1.90	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area (87%) • Grade 2 Agricultural Land (7.81%) • Flood Zone 3 (79.29%) • Flood Zone 2 (4.32%) • Airfield Safeguard Area - Oxford Kidlington (83%) The site comprises a greenfield site in Moreton-in-Marsh. The site lies in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. The site lies largely in Flood Zone 2 and Flood Zone 3. However, existing flood defences decrease the existing flood risk on site. A Public Right of Way runs along the southern boundary. Access to the site still needs to be resolved. The site is currently retained for operational use, but Thames Water are examining the operational requirements of their land holdings and the site could be made available for redevelopment with some infrastructure improvements. It is proposed to undertake these infrastructure works during Asset Management Plan 8 (AMP 8 1st April 2025 – 31st March 2030). The site is potentially suitable for development, subject to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							suitable access and consideration of other identified constraints. It could also potentially be used for green space or BNG requirements.							
M25	Land north of Evenlode Gardens	Moreton-in-Marsh	0.68	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (17.14%) • Grade 2 Agricultural Land (75.33%) The site comprises a greenfield site in the east of Moreton-in-Marsh. The site is currently in use as a sports facility. Development of the site may result in loss of best and most versatile agricultural land. There is no access to the site, and no	Potentially available	Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							viable way to create access. The site is unsuitable for development due to lack of suitable access options.							
M27	Evenlode Road Allotments	Moreton-in-Marsh	3.19	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (71.38%) • Grade 2 Agricultural Land (28.62%) • Flood Zone 2 (1.51%) • Flood Zone 3 (15.1%) • Good quality semi improved grassland (24%) The site comprises the allotments in the south of Moreton-in-Marsh. The allotments are in active use and should be retained unless a suitable alternative location can be found. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. Part of the site also lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. The site currently has a pedestrian access from the east. The site is unsuitable for development as it should remain in active use as allotments.	Unavailable	Confirmed as unavailable with landowner in 2020	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M28B	Land west of Aldi	Moreton-in-Marsh	1.03	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 3 Agricultural Land Site is partly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area • Flood Zone 2 (1.17%) • Flood Zone 3 (3.78%) The site comprises a greenfield site to the southwest of Moreton-in-Marsh. The site is located directly behind a grocery store development. The site is in a sensitive location within the Cotswolds National Landscape. It also forms part of the setting of the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is a very small area of Flood Zone 2 and Flood Zone 3 which may require some flood risk mitigation. The site includes an access road from the east which is suitable for residential intensification. The site is potentially suitable for development, subject to consideration of impacts on the Cotswolds National Landscape, and consideration of other identified constraints.	Available	Site availability confirmed with landowner in April 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M58	University Allotments, Old Town	Moreton-in-Marsh	2.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises allotments in the centre of Moreton-in-Marsh. The site is in active use and should remain in use as allotments unless a suitable alternative location can be found. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is unsuitable for development as it should remain in active use as allotments.	Potentially available	In use as community allotments and green space. Site is submitted by the landowner in Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
M70	Land south of highway depot, Evenlode Road	Moreton-in-Marsh	7.57	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 2 Agricultural Land Site is partly within / contains: • Airfield Safeguard Area - Oxford Kidlington (46%) • Airfield Safeguard Area - Little Rissington (1%) • Grade 3 Agricultural Land (3.18%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	150	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is a pending application for the erection of 110 dwellings (ref: 25/04041/OUT). The site is currently accessed from Evenlode Lane via a small agricultural access. Further investigation is required to determine whether Evenlode Lane is suitable for residential intensification. The site is potentially suitable for development, subject to consideration of impacts on the Special Landscape Area, suitability of Evenlode Road for residential intensification, and consideration of other identified constraints.							
M71A	Land west of Cotswold Business Park	Moreton-in-Marsh	10.59	Greenfield	Housing	Suitable	Site has planning permission (25/01036/OUT) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	Site has planning permission (25/01036/OUT) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Site has planning permission (25/01036/OUT, appeal: 6002934) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	195	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M71B	Land south of London Road	Moreton-in-Marsh	12.27	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Flood Zone 2 (0.92%) • Flood Zone 3 (5.59%) The site comprises a greenfield site to the east of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. A small part of the site lies in Flood Zone 2 and Flood Zone 3, and may require some flood mitigation measures. There is no existing access onto the site, though this could likely be created from the A44. The adjacent site to the west has planning permission for 195 dwellings. The site is potentially suitable for development, subject to consideration of impacts on the Special Landscape Area, suitable access, and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	250	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M71C	Land at the Hatchery	Moreton-in-Marsh	1.55	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Grade 3 Agricultural Land (41.8%) • Flood Zone 2 (3.19%) • Flood Zone 3 (3.72%) The site comprises a partly greenfield site to the east of Moreton-in-Marsh. Development of the site may result in loss of best and most versatile agricultural land. A small part of the site lies in Flood Zone 2 and Flood Zone 3, and may require some flood mitigation measures. The site is currently accessed via the residential access road to the single dwelling on the site. The adjacent site to the southwest has planning permission for 195 dwellings. The site is potentially suitable for development, subject to consideration of identified constraints.	Unavailable	Single dwelling with garden, not available for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	31	
M72	Fire Service College (Site A)	Moreton-in-Marsh	35.17	Mix	Mixed use	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (0.76%) • Airfield Safeguard Area - Oxford Kidlington (61%) • Deciduous woodland (22%)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	965	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site comprises a partly greenfield site to the east of Moreton-in-Marsh. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site has a number of area and individual TPOs across the east and south of the site. The site contains a lapsed planning permission for employment use through the centre of the site (ref:14/01484/OUT). The site is currently accessed via Massey Shaw Avenue off of the A44. A development of this scale may require a secondary access, which does not currently exist. There may also be some infrastructure requirements related to the scale. Further investigation is required. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.							
M74	Land south of Moreton and west of Fosse Way	Moreton-in-Marsh	6.58	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Airfield Safeguard Area - Little Rissington (1%) The site comprises a greenfield site to the southwest of Moreton-in-Marsh. The site is in	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	219	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site and there may be issues creating access in this location off of Roman Road given the existing adjacent T junctions. Further transport investigation is required. A Public Right of Way runs along the western boundary. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.							
M75	Land south-east of sewage works	Moreton-in-Marsh	9.48	Greenfield	N/A	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Oxford Kidlington • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (29.06%) • Grade 3 Agricultural Land (70.94%) • Flood Zone 2 (0.62%) • Flood Zone 3 (4.92%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in	Unavailable	Confirmed verbally with landowner in July 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							a sensitive location within the Moreton-in-Marsh Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. A Public Right of Way runs through the site and along the southern boundary. There is no existing access to the site, and no viable place to create an access. The site is unsuitable for development, due to a lack of suitable access.							
M76	Land west of Evenlode Road	Moreton-in-Marsh	3.24	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 2 Agricultural Land • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Flood Zone 2 (1.78%) • Flood Zone 3 (8.52%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. A small part of the west of the site is in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. The site is currently accessed via an	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	100	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							agricultural access along the southern boundary of the site. Current assessment determines that this site is unsuitable for development unless a southern link road is delivered. The site is potentially suitable for development subject to delivery of a link road, and consideration of the other identified constraints.							
M77	Land west of housing on Evenlode Road	Moreton-in-Marsh	10.99	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Moreton-in-Marsh Surrounds Special Landscape Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Grade 2 Agricultural Land (65.36%) • Grade 3 Agricultural Land (1.07%) • Flood Zone 2 (2.31%) • Flood Zone 3 (41.95%) • Airfield Safeguard Area - Little Rissington (49%) • Airfield Safeguard Area - Oxford Kidlington (4%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. A large part of the west of the site is in Flood Zone 2 and Flood	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	214	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							Zone 3 and may require some flood mitigation measures. The site is currently accessed via an agricultural access along the northern boundary of the site. Current assessment determines that this site is unsuitable for development unless it is needed to deliver a southern link road. The site is potentially suitable for development subject to mitigation of impact on landscape and consideration of other identified constraints.							
M78	Land at Fosseway Farm	Moreton-in-Marsh	2.62	Mix	Commercial	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Airfield Safeguard Area - Little Rissington Site is partly within / contains: • Grade 3 Agricultural Land (31.29%) • Flood Zone 2 (2.11%) • Flood Zone 3 (32.26%) The site comprises a greenfield site to the south of Moreton-in-Marsh. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. A large part of the south of the site is in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. The site is currently accessed via a residential access road to the existing development on the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable		11790

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							north of the site. There is a pending application on the site for the erection of a hotel (ref: 26/00874/FUL). The site is potentially suitable for development subject to consideration of impacts on the Cotswolds National Landscape, and other identified constraints.							
M79	Fire Service College (Site B)	Moreton-in-Marsh	2.38	Mix	Strategic site	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises a partly greenfield site to the east of Moreton-in-Marsh. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is potentially suitable for development subject to consideration of identified constraints.	Potentially available	Site is currently used by the Fire Service College	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	67	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
M81A	Land north of Evenlode Road	Moreton-in-Marsh	33.65	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Airfield Safeguard Area - Little Rissington (41%) • Flood Zone 2 (1.82%) • Flood Zone 3 (11.15%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. A Public Right of Way runs through the site. There are some areas of Flood Zone 2 and Flood Zone 3 which may require flood risk mitigation. There is no existing access onto the site, though this could be created from Evenlode Road to the south. Further investigation is required to determine if Evenlode Road is suitable for intensification. The site is disconnected from the main settlement at Moreton-in-Marsh. The site is unsuitable for	Unavailable	Confirmed verbally with landowner in July 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							development due to high landscape sensitivity.							
M81B	Land around Wells Folly	Moreton-in-Marsh	40.49	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: • Airfield Safeguard Area - Little Rissington (57%) • Flood Zone 2 (1.18%) • Flood Zone 3 (7.09%) • Deciduous woodland (7%) The site comprises a greenfield site to the southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. Development of the site may result in the loss of best and most versatile agricultural land. A Public Right of Way runs through the site. There are some areas of Flood Zone 2 and Flood Zone 3 which may require flood risk	Unavailable	Confirmed verbally with landowner in July 2025	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							mitigation. The site is currently accessed from an agricultural access road on the eastern side of the site. This access is likely suitable for residential intensification. The site is disconnected from the main settlement at Moreton-in-Marsh. The site is unsuitable for development due to high landscape sensitivity and distance from the main settlement.							
M82	Land at Foxcote Court	Moreton-in-Marsh	13.54	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partially within / contains: • Grade 3 Agricultural Land (52.34%) • Flood Zone 3 (0.85%) The site comprises a mainly greenfield site south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is existing access onto the site from Evenlode Road. Further investigation is required to determine whether the access is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	469	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							suitable for intensification. The site is potentially suitable for development subject to landscape mitigation, and consideration of the identified constraints.							
M83	Land at Coldicote Farm	Moreton-in-Marsh	18.27	Mix	Housing / employment	Potentially suitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partially within / contains: • Grade 3 Agricultural Land (54.38%) • Flood Zone 2 (1.51%) • Flood Zone 3 (10.12%) The site comprises a greenfield site south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. A part of the site lies in Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. There is existing access onto the site from Evenlode Road. Further investigation is required to determine whether the access is suitable for intensification.	Available	Availability confirmed with landowner by email in July 2025	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	565	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is potentially suitable for development subject to landscape mitigation, and consideration of the identified constraints.							
M84	Land at Heath End Farm	Moreton-in-Marsh	33.86	Mix	Housing	Unsuitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partially within / contains: • Grade 3 Agricultural Land (72.19%) • Flood Zone 2 (2.41%) • Flood Zone 3 (33.41%) • Deciduous woodland (7%) The site comprises a greenfield site south of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. A part of the site lies in Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. There is existing access onto the site from Evenlode Road. This is likely suitable for residential intensification, but further	Unavailable	Confirmed verbally with landowner in July 2025	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							investigation is required to confirm suitability. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M85	Land at Evenlode Mane House	Moreton-in-Marsh	5.21	Mix	Housing	Unsuitable	Site is wholly within / contains: • Little Rissington Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 3 (5.28%) • Deciduous woodland (30%) The site comprises a greenfield site southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed as having 'High' sensitivity in the Special Landscape Area. There is existing access onto the site from Evenlode Road. This is likely suitable for residential intensification, but further investigation is required to confirm suitability. The site is significantly separated from the main settlement of Moreton-in-Marsh.	Potentially available	Unable to confirm availability.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M86	Land at Four Shire Stone Farm	Moreton-in-Marsh	6.72	Mix	Housing	Unsuitable	Site is wholly within / contains: • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 3 (27.13%) • Flood Zone 2 (3.24%) • Grade II Listed Building The site comprises a greenfield site southeast of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. There are areas of Flood Zone 2 and Flood Zone 3 on the site which would require flood mitigation measures. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. There is an existing access road along the southeastern edge of the site. This is likely suitable for residential intensification, but further investigation is required	Unavailable	Confirmed with landowner in October 2024	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							to confirm suitability. The site is significantly separated from the main settlement of Moreton-in-Marsh. The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M87	Land south of Ellis's Plantation	Moreton-in-Marsh	8.99	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area • Grade 3 Agricultural Land Site is partially within / contains: • Flood Zone 3 (10.88%) • Flood Zone 2 (1.15%) The site comprises a greenfield site to the east of Moreton-in-Marsh. The site is in a sensitive location within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed to have 'High' sensitivity in the Special Landscape Area. There are areas of Flood Zone 2 and Flood Zone 3 on the site which would require flood mitigation measures. There is no existing access onto the site. Further investigation is required to determine whether a suitable access can be created from the A44. The site is significantly separated from the main settlement of Moreton-in-Marsh.	Unavailable	Confirmed with landowner in October 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							The site is unsuitable for development due to landscape sensitivity and unsustainable location.							
M89	Land south of Primrose Court Sewage Pumping Station	Moreton-in-Marsh	3.97	Mix	Employment	Potentially suitable	Site is wholly within / contains: • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Grade 2 Agricultural Land Site is partly within / contains: • Airfield Safeguard Area - Oxford Kidlington (46%) • Moreton-in-Marsh Surrounds Special Landscape Area (44%) • Grade 3 Agricultural Land (2.23%) The site comprises a brownfield site to the southeast of Moreton-in-Marsh consisting of sewage treatment works. The site is partly within the Moreton-in-Marsh Surrounds Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low to Medium' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is existing access onto the existing development on site. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable	Unavailable	Site confirmed unavailable by landowner in 2026	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	138	19850

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)Ciren
							for employment development subject to suitable access and consideration of impact on Special Landscape Area.							

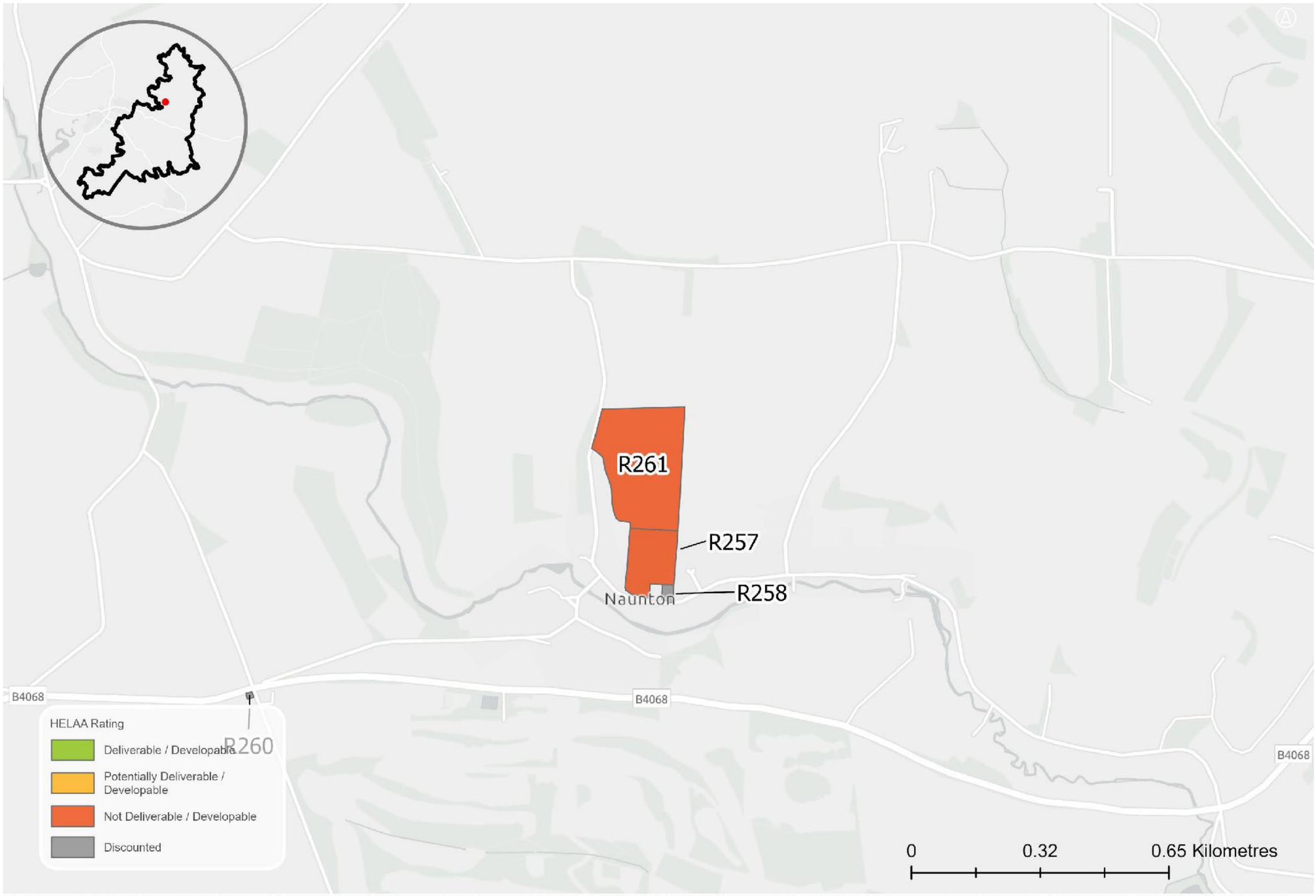
North of Bibury

A number of sites were assessed in this settlement but none were considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



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Naunton

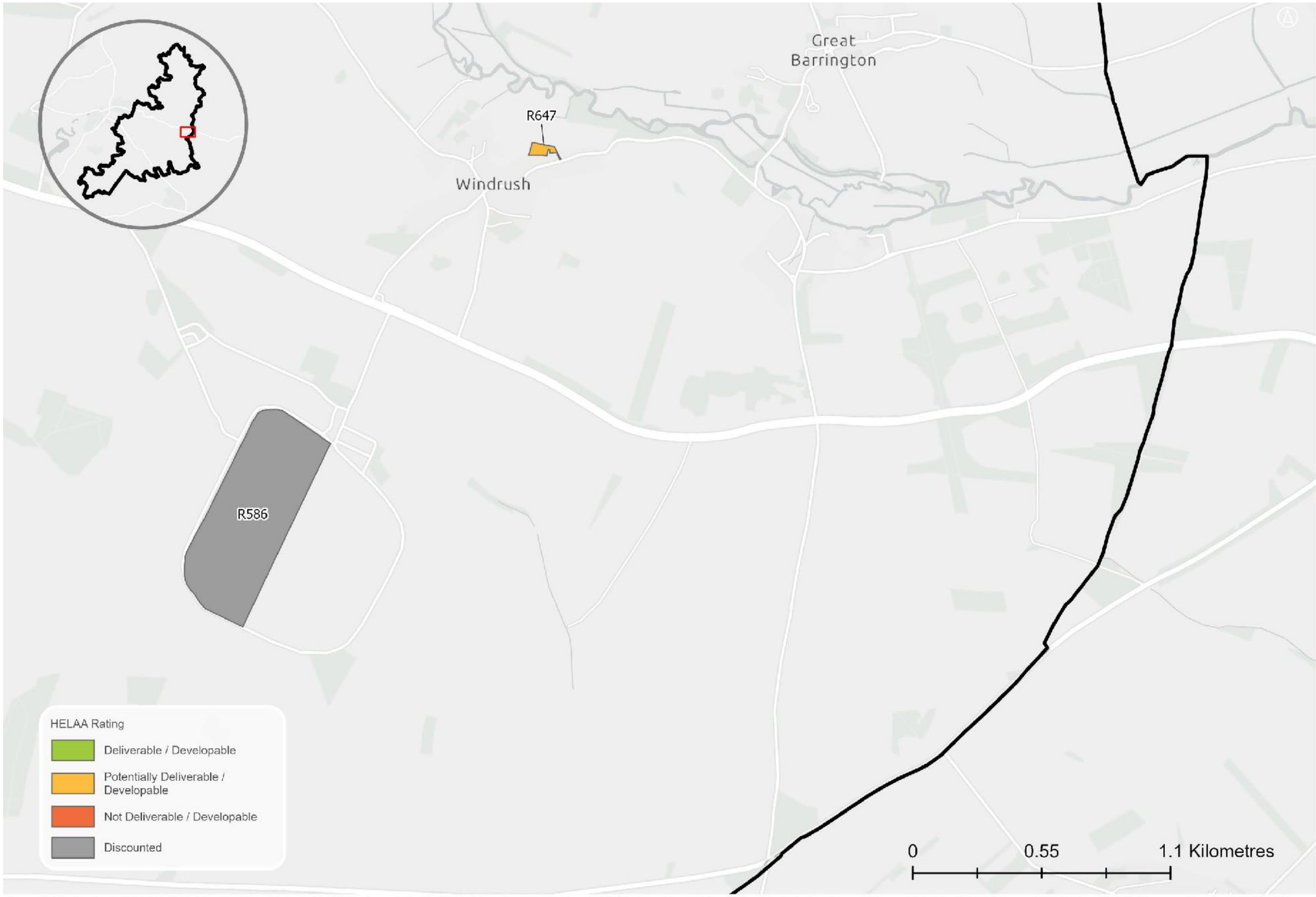


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R257	Land adjacent 'Huntsmans' (Site B)	Naunton	1.85	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Conservation Area (54.98%) The site is a greenfield site in the west of Naunton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. Over half of the site lies in the Conservation Area, and any heritage impacts would need to be mitigated. The site is in active use as a playing field. There is an existing access road onto the site from the south. It is likely suitable for intensification. The site is unsuitable for development due to its active use as playing fields.	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R261	Land to the rear of Glebe Cottage (Site C)	Naunton	5.82	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Naunton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is adjacent to the playing field. There is a small existing agricultural access onto the site from the northwest. Further investigation is required to determine if it is suitable for intensification as the access road is a narrow agricultural access. The site sits on a hill above Naunton and is prominent in the landscape. The site is removed from the main settlement of Naunton and is not in the most sustainable location. The site is unsuitable for development due to its sensitive location in the National Landscape, and lack of suitable access.	Potentially available	Site is submitted by landowner through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

North-East of Aldsworth



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R647	Land Adjoining The Boundaries, Windrush	Windrush	0.46	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - BRIZE NORTON (100% Overlap) - Airfield Safeguard Area - LITTLE RISSINGTON (100% Overlap) - Airfield Safeguard Area - OXFORD KIDLINGTON (100% Overlap) - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (100% Overlap) Site is partially within / contains: - Conservation Area (79.97%) The site comprises a mix of greenfield and previously developed land adjacent to the settlement of Windrush. It lies within a sensitive location in the Cotswolds National Landscape, with the majority of the site within the Windrush Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area. Factors that may impact achievability including potential demolition or redevelopment of existing structure to create suitable access.	Potentially Deliverable / Developable	13	

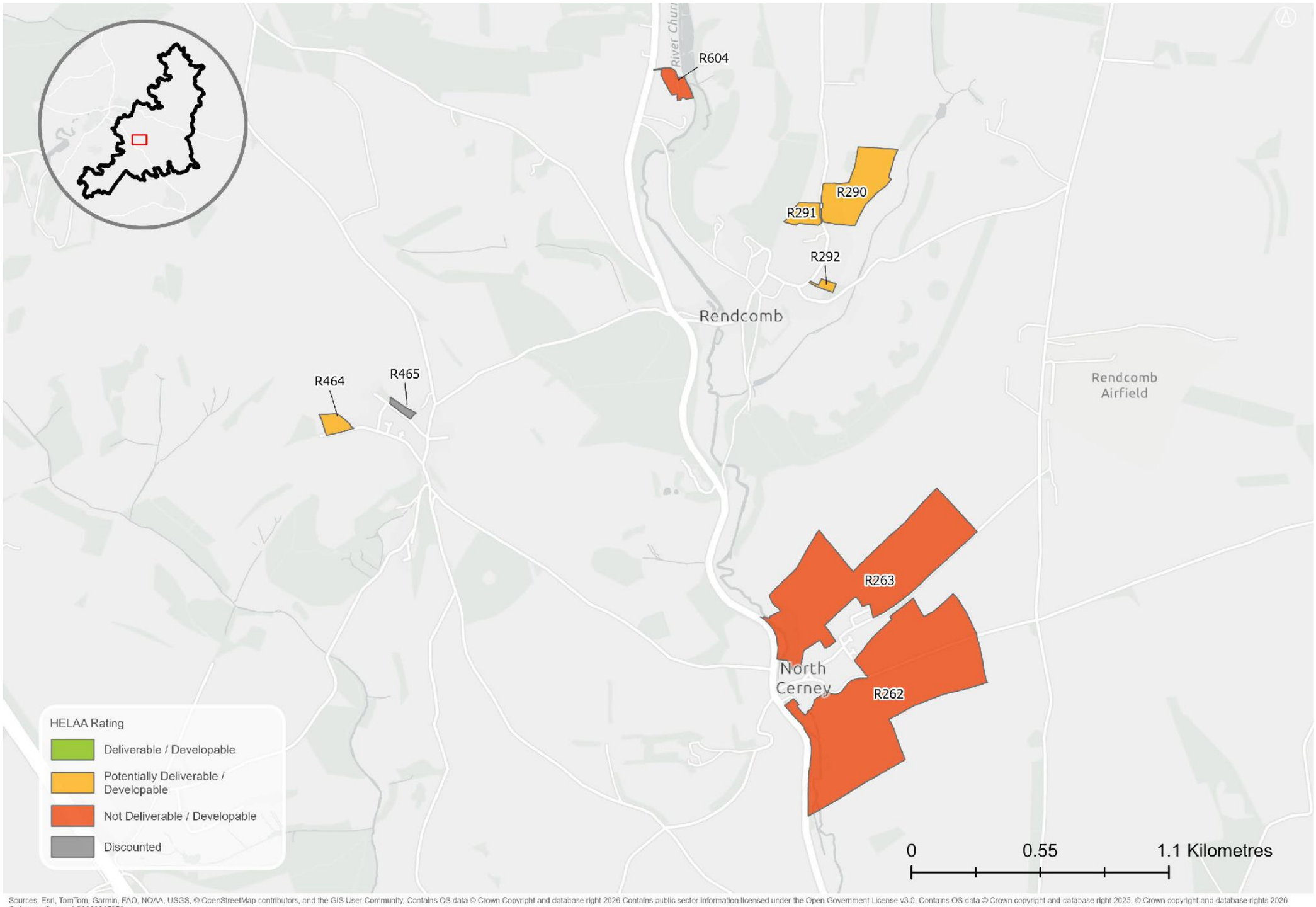
North-East of Northleach

A number of sites were assessed in this settlement but none were considered suitable to progress beyond the initial assessment stage. **Appendix 1** sets out all discounted sites.



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North Cerney



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R262	Land at North Cerney (South)	North Cerney	34.02	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (80.81%) • Airfield Safeguard Area - Kemble (63%) • Grade II Listed Building • Flood Zone 2 (2.23%) • Flood Zone 3 (3.79%) • Conservation Area (2.41%) • Traditional orchard (1%) The site comprises a large greenfield site to the south of North Cerney. The site is in a sensitive location within the Cotswolds National Landscape, and partly within the North Cerney Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. The site contains an area of traditional orchard in the west. There is also an area of Flood Zone 2 and Flood Zone 3 where some flood mitigation measures may be required. Development of the site may result in loss of best and most versatile agricultural land. The site is on a hill that is prominent above North Cerney. The site is accessible via Dark Lane which is likely suitable for intensification.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to landscape sensitivity.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R263	Land at North Cerney (North)	North Cerney	25.21	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (78.22%) • Airfield Safeguard Area - Kemble (14%) • Flood Zone 2 (1.4%) • Flood Zone 3 (2.13%) • Deciduous woodland (2%) The site comprises a large greenfield site to the north of North Cerney. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site slopes upwards towards the east. The site is within the setting of the North Cerney Conservation Area. Any heritage impacts should be mitigated. There is some Flood Zone 2 and Flood Zone 3 in the west that may require some flood risk mitigation. Development of the site may result in loss of best and most versatile agricultural land. The site is unsuitable for development due to landscape sensitivity and topography of the site.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

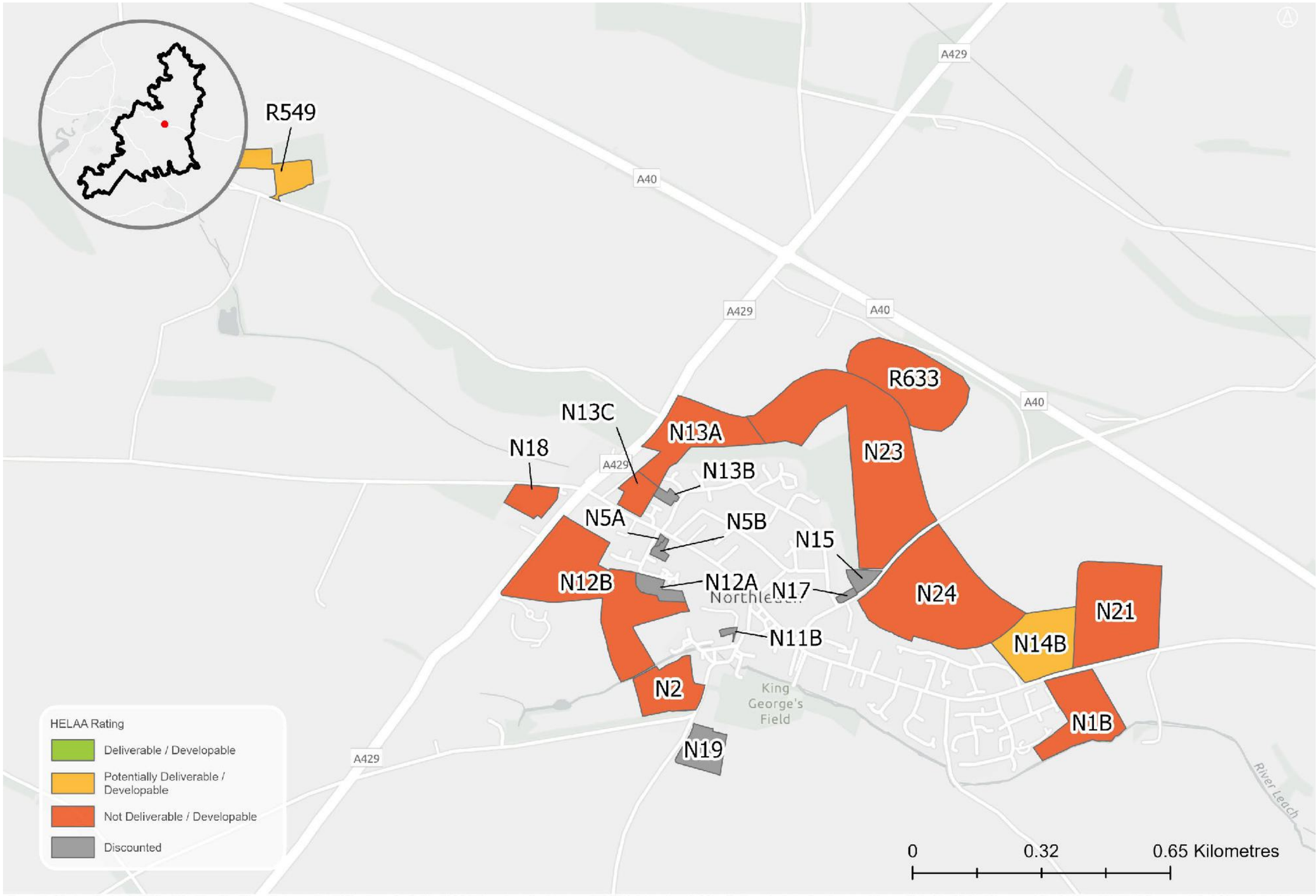
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R290	Land north of Rendcomb	Rendcomb	5.95	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Grade 3 Agricultural Land (50.32%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site off a narrow track. Investigation may be required to determine whether suitable access can be created for residential development. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	163	
R291	Land north of Rendcomb	Rendcomb	1.14	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding - Grade 3 Agricultural Land The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site off a narrow track. Investigation may be required to determine whether suitable access can be	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	31	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							created for residential development. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R292	Land to rear of 'Holmby'	Rendcomb	0.30	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Grade 3 Agricultural Land (3.08%) - Conservation Area (11.11%) The site is a in a sensitive location within the Cotswolds National Landscape. The development of this site would be classed as infill development. The site is potentially suitable for development subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape, heritage considerations in the Conservation Area, and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R464	Land at Burcombe, Woodmancote 2	Woodmancote	0.84	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Airfield Safeguard Area - Kemble (1%) The site comprises greenfield adjacent to the settlement of Woodmancote. It lies within a sensitive location in the Cotswolds National Landscape. The site is prominent in the landscape with little natural screening. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site via Burcombe Lane which is most likely suitable for residential intensification. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	23	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R604	Cliffordine House	Rendcomb	1.06	Mix	Housing	Unsuitable	Site is wholly within / contains: - AONB (Cotswolds) - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding Site is partially within / contains: - Grade 3 Agricultural Land (58.36%) - Flood Zone 2 (8.84%) - Flood Zone 3 (4.84%) The site is a in a sensitive location within the Cotswolds National Landscape. The site lies partly in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. The site is away from the main settlement of Rendcomb and would result in isolated development away from the main settlement. The site is unsuitable for development.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Northleach



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N1B	Land off Bassett Road	Northleach	2.72	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Local Green Space (47%) • Flood Zone 2 (1.28%) • Flood Zone 3 (19.05%) The site comprises greenfield to the east of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. Part of the site is a designated Local Green Space and should be protected. A Public Right of Way runs through the site. The southern part of the site lies in Flood Zone 2 and Flood Zone 3 which may require some flood mitigation. There is no existing vehicular access onto the site. A suitable access could most likely be created from E End. Further transport assessment is required to ensure this is suitable. The site is unsuitable for development due to its Local Green Space designation and landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N2	Land opposite Northleach C of E Primary School	Northleach	1.78	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Grade 3 Agricultural Land (1.99%) • Flood Zone 2 (2.06%) • Flood Zone 3 (34.83%) The site comprises greenfield to the southwest of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is adjacent to the Northleach Conservation Area and any heritage impacts would need to be mitigated. A Public Right of Way runs along the northern and eastern boundaries. The northern part of the site lies in Flood Zone 2 and Flood Zone 3 and significant flood risk mitigation is likely required. There is no existing vehicular access onto the site, and there may be issues creating this from Mill End due to a stone wall running along the length of the road. The site is unsuitable for development due to harmful impacts on National Landscape and Conservation Area.	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N12B	Land to rear of Shepherds Way & West End	Northleach	6.63	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Grade 3 Agricultural Land The site comprises greenfield to the west of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies adjacent to the Northleach Conservation Area, and is within the setting of Listed Buildings, including a Grade I Listed Building. Any heritage impacts would need to be mitigated. A Public Right of Way runs through the site. Development of the site may result in loss of best and most versatile agricultural land. The site is on a hill sloping up to the southwest making it prominent in the setting of the Conservation Area. There is no existing vehicular access onto the site, though this could likely be created from W end. Further transport assessment is required to ensure this is suitable. The site is unsuitable for development due to high landscape sensitivity and likely harmful impacts on the National Landscape and Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N13A	Land between A429 & West End	Northleach	2.98	Greenfield	Mixed use	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Good quality semi improved grassland The site comprises greenfield to the north of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Two Public Rights of Way run through the northeast of the site. Development of the site may result in loss of best and most versatile agricultural land. The site is on a hill sloping up to the north making it prominent in the setting of the Conservation Area and in approaches into Northleach from the A429. There is no existing vehicular access onto the site, though this could likely be extended from Hammond Drive. Further transport assessment is required to ensure this is suitable. The site has a majority overlap with a priority habitat (good quality semi improved grassland). Development of the site would be detrimental to this habitat. The site is unsuitable for development due to majority overlap with priority habitat, high landscape sensitivity and likely harmful impacts on the National Landscape and Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N13C	Land adjoining the Old Coal Yard Industrial Site (Site A)	Northleach	0.68	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding • Good quality semi improved grassland Site is partly within / contains: • Flood Zone 2 (14.46%) • Conservation Area (71.84%) The site comprises greenfield to the west of Northleach. It lies within a sensitive location in the Cotswolds National Landscape and within the Northleach Conservation Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an area of Flood Zone 2 which may require some flood mitigation measures. An area TPO lies along the southern boundary of the site. Development of the site may result in loss of best and most versatile agricultural land. The site is on a gentle hill sloping up to the north making it prominent in the setting of the Conservation Area. There is a small existing agricultural access onto the site from W end. This is likely suitable for intensification subject to upgrades. Further transport assessment is required to ensure this is suitable. The site has a majority overlap with a priority habitat (good quality semi improved grassland). Development of the site would be detrimental to this habitat.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to majority overlap with priority habitat and likely harmful impacts on the National Landscape and Conservation Area.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N14B	Land adjoining East End & Nostle Road	Northleach	2.73	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the east of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is on a gentle hill sloping up to the north and it has a low level of existing screening. There is a small existing agricultural access onto the site from E end. This is likely suitable for intensification subject to upgrades. Further transport assessment is required to ensure this is suitable. There is a pending application for 50 dwellings on site (ref: 26/00613/OUT). The site is potentially suitable for development, subject to consideration of impacts on the National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N18	Land adjacent to Copse View	Northleach	0.80	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the west of Northleach on the other side of the A429 to the main settlement. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is on a gentle hill sloping up to the south. There is a small existing agricultural access onto the site from the northeast. This is likely suitable for intensification subject to upgrades. Further transport assessment is required to ensure this is suitable. A previous application for up to 9 dwellings was refused (ref:16/04340/OUT) and an appeal was dismissed, mainly due to harmful impact on the National Landscape. The site is unsuitable for development due to landscape sensitivity and due to extension of development beyond the A429.	Potentially available	Site is submitted by the landowner through Call for Sites 2015. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N21	East of Northleach	Northleach	5.07	Greenfield		Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the east of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is on a gentle hill sloping up to the north and it has a low level of existing screening. There is no existing vehicular access onto the site, though this could potentially be created from E end. Further transport assessment is required to ensure this is suitable. Development of the site in isolation would result in isolated development separated from the main settlement. The site is unsuitable for development due to landscape sensitivity.	Unavailable	Site owned by the Farmington Trust and was submitted in its own right some time ago. Not included in the most recent Call for Sites submission of land available around Northleach.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

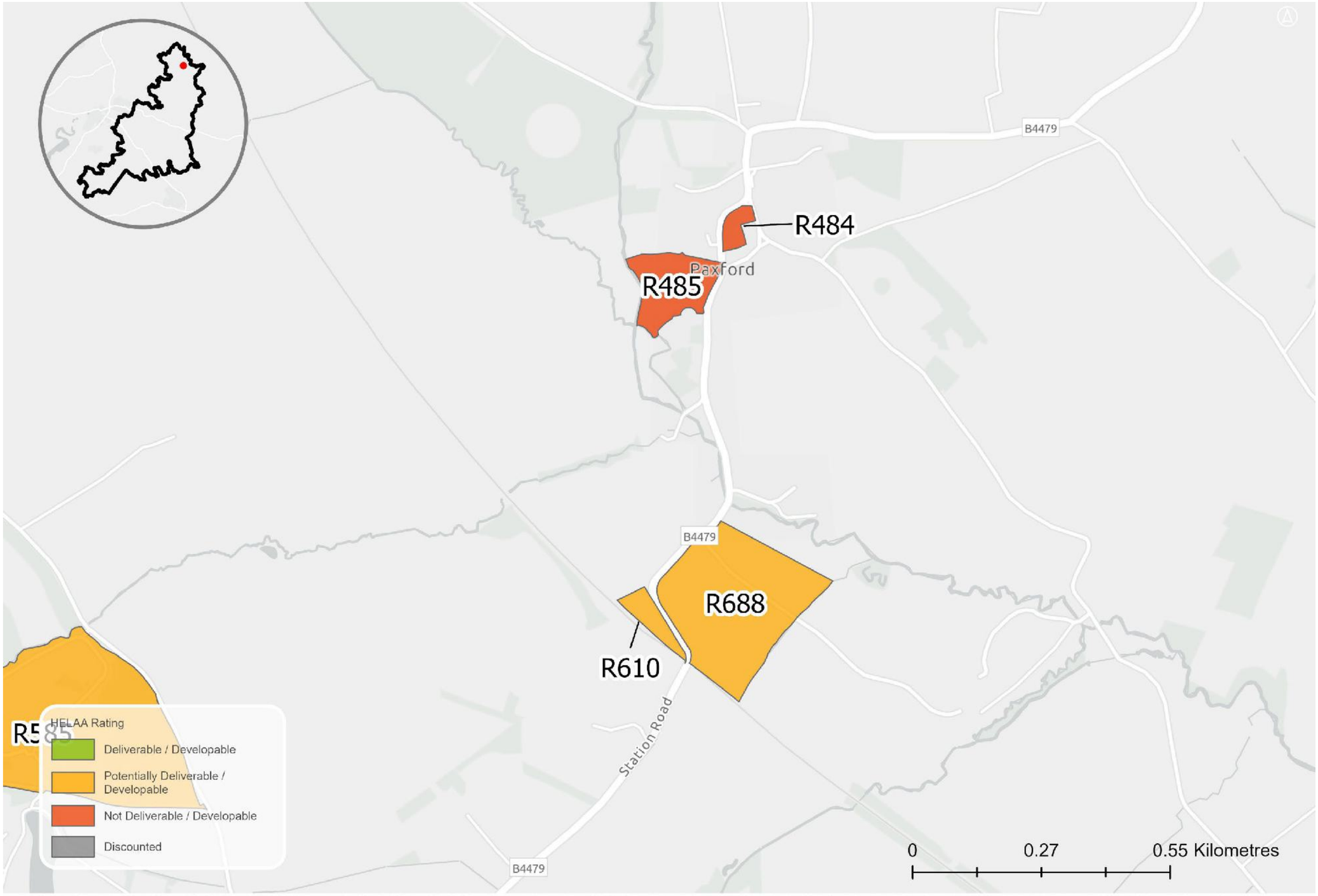
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N23	Land to East of Farmington Road	Northleach	9.86	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the north of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. A Public Right of Way runs through the northwest part of the site. The site is on a gentle hill above Northleach. There is no existing vehicular access onto the site. It is unlikely that a suitable access could be created from Farmington Road given its width. Further transport assessment is required to determine whether a suitable access could be created. The site is unsuitable for development due to landscape sensitivity and lack of potentially suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
N24	Land to East of Farmington Road	Northleach	7.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield to the northeast of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. An area TPO lies at the southern edge of the site. There is no existing vehicular access onto the site. It is unlikely that a suitable access could be created from Farmington Road given its width. Further transport assessment is required to determine whether a suitable access could be created. The site is unsuitable for development due to landscape sensitivity and lack of potentially suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R549	Land at Hampnett Farm	Hampnett	1.13	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partially within / contains: • Conservation Area (0.65%) The site comprises brownfield associated with agricultural storage to the east of Hampnett. It lies within a sensitive location in the Cotswolds National Landscape. The site lies adjacent to the Hampnett Conservation Area, and it is within the setting of several Listed Buildings. Any heritage impacts would need to be mitigated. Dense vegetation provides natural screening to the site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R633	Land adjacent to Folly Barn	Northleach	4.14	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the north of Northleach. It lies within a sensitive location in the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. There is no existing access onto the site, and creating a suitable access would require development of an adjacent site. Development of the site in isolation would be disconnected from the main settlement. The site is unsuitable for development due to lack of suitable access and distance from settlement.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Paxford

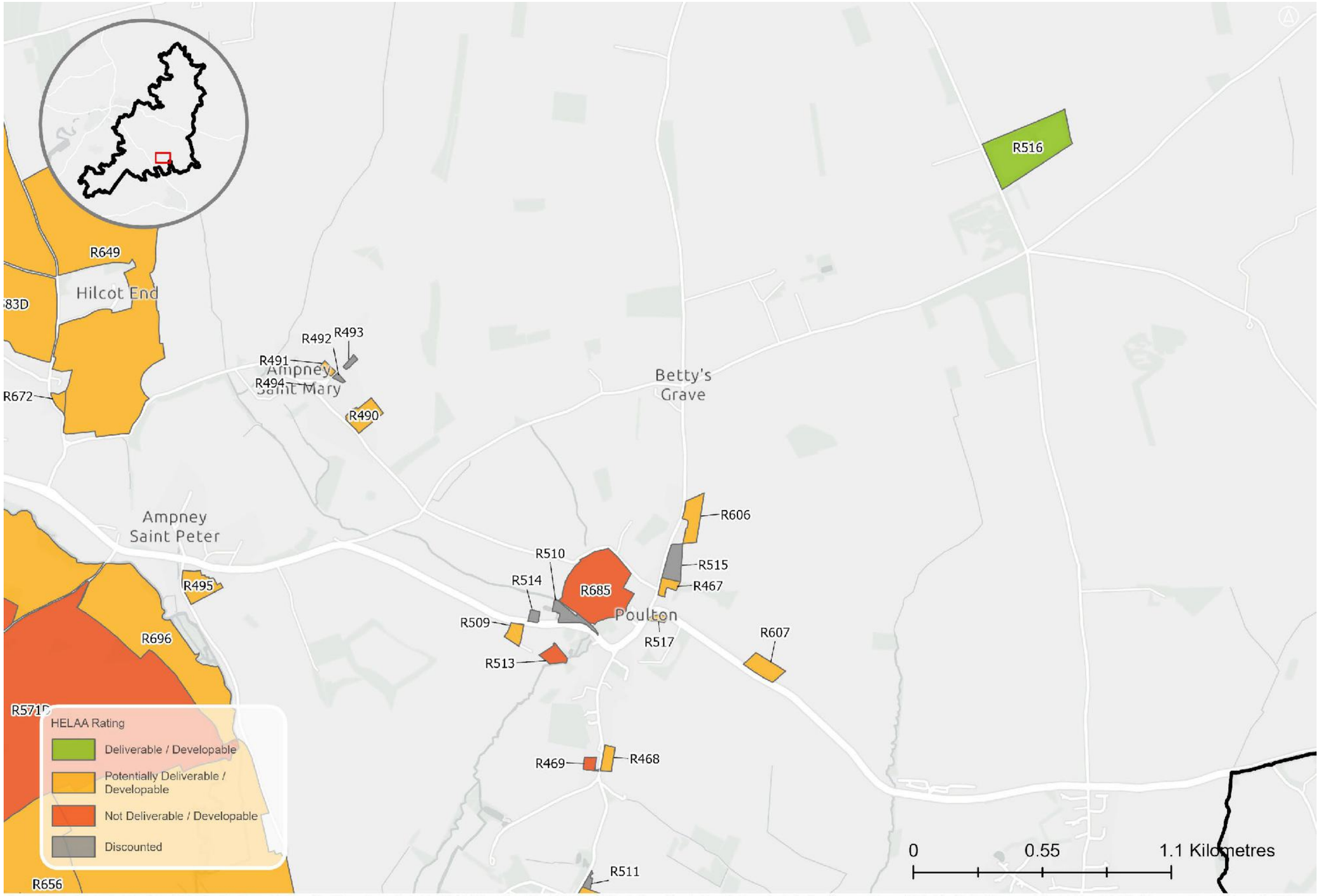


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R484	Land to the rear of Plum Tree House	Paxford	0.43	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Paxford Conservation Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Grade 2 Agricultural Land (9.88%) The site comprises mainly greenfield in the settlement of Paxford. It lies within a sensitive location in the Cotswolds National Landscape and the Paxford Conservation Area. It is also within the setting of a number of Listed Buildings. Any heritage impacts would need to be mitigated. The site is currently in use as a play space and forms an important green space in the centre of the settlement. The site is unsuitable for development due to harmful impacts on the National Landscape and the Conservation Area.	Potentially available	Site is submitted through Call for Sites 2015. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R485	Land north of the Round House	Paxford	2.19	–	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Paxford Conservation Area • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 3 (13.54%) • Flood Zone 2 (7.83%) • Grade II Listed Building The site comprises mainly greenfield to the southwest of Paxford. It lies within a sensitive location in the Cotswolds National Landscape and the Paxford Conservation Area. It is also contains a Grade II Listed Building, and is within the setting of other Listed Buildings. Any heritage impacts would need to be mitigated. The western and southern parts of the site are within Flood Zone 2 and Flood Zone 3 and may require flood risk mitigation. A Public Right of Way runs through the site. The site is prominent in approaches into the town. The site is unsuitable for development due to harmful impacts on the National Landscape and the Conservation Area.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Poulton



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R467	Land at Bell Lane, GL7 5JF	Poulton	0.40	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the northeast of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. It lies adjacent to the Poulton Conservation Area and any heritage impacts would need to be mitigated. An application for 4 dwellings was refused (ref:18/04323/OUT) and appeal was dismissed. It was refused on the grounds that development would erode the rural character of the area and due to harmful impacts on the Conservation Area. The site is potentially suitable for development, subject to consideration of the impacts on the Conservation Area and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R468	Land south of village & east of Cricklade Road	Poulton	0.49	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the south of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing agricultural access onto the site which is likely suitable for residential intensification. Development of the site may result in the loss of best and most versatile agricultural land. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	14	
R469	The Nurseries, The Butts, Cricklade Street	Poulton	0.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the south of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. There is an existing access onto the site which is likely suitable for	Unavailable	Site was withdrawn in 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							residential intensification. Development of the site may result in the loss of best and most versatile agricultural land. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.							
R490	Wises Farm	Ampney St Mary	1.21	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (97%) Site is partially within / contains: - Conservation Area (1.43%) - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (3%) The site comprises agricultural development adjacent to the settlement of Ampney St Mary. The site is adjacent to the Ampney St Mary Conservation Area with a small area of overlap. Any heritage impacts would need to be mitigated. There is existing access onto the site from the road along the southwest which is suitable for some level of intensification.	Potentially available	Site is submitted through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of identified constraints.							
R491	Midsummer Cottage	Ampney St Mary	0.21	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises an open field development adjacent to the settlement of Ampney St Mary. The site is adjacent to the Ampney St Mary Conservation Area. Any heritage impacts would need to be mitigated. There is no existing access onto the site, but access could potentially be created from the south depending on further investigation. The site is potentially suitable for development, subject to suitable	Potentially available	Site is submitted through the Call for Sites 2009. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	6	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							
R495	St Peters Field	Ampney St Peter	1.50	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Fairford Airfield Safeguard Area - Kemble Airfield Safeguard Area - South Cerney Airfield Safeguard Area - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield adjacent to the settlement of Ampney St Peter. The site lies adjacent to the Ampney St Peter Conservation Area and any heritage impacts would need to be mitigated. There is no existing access onto the site, but access could be created from the north or the west. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	41	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R509	Ranbury Farmyard	Poulton	0.50	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - South Cerney • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield west of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to the Poulton Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing access onto the site which is likely suitable for residential intensification. The site is not adjacent to the main settlement, but it is within a cluster of development. The site is potentially suitable for development, subject to suitable access and consideration of the other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R513	Ranbury Paddock	Poulton	0.59	–	Housing / Commercial	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: • Airfield Safeguard Area - South Cerney (76%) • Flood Zone 2 (8.81%) • Flood Zone 3 (37.15%) The site comprises greenfield west of Poulton. The site is adjacent to the Poulton Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. A portion of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood risk mitigation. There is no existing vehicular access onto the site and there are no viable options where a suitable access could be created. The site is unsuitable for development due to lack of suitable access provision.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R516	Welsh Way	Meysey Hampton	6.48	Brownfield	Mixed use	Suitable	Planning permission (ref: 24/00260/FUL) for change of use of former mushroom composting facility to provide Class B2 vehicle workshop	Available	Planning permission (ref: 24/00260/FUL) for change of use of former mushroom composting facility to provide Class B2 vehicle workshop and is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	Planning permission (ref: 24/00260/FUL) for change of use of former mushroom composting facility to provide Class B2 vehicle workshop and is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	0	
R517	Land adjacent to 15 London Road, GL7 5JE	Poulton	0.19	–	Housing / community	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Poulton Conservation Area • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield in the centre of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is within the Poulton Conservation Area. Any heritage impacts would need to be mitigated. The site is reasonably screened from the north. Development of the site may result in the loss of best and most versatile agricultural land. There is a small existing agricultural access onto the site which is likely to be suitable for intensification.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of impacts on the Conservation Area and other identified constraints.							
R606	Land west of Bell Lane	Poulton	1.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the north of Poulton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access to the site from the southwestern corner. Provided some upgrades, this access should be suitable for residential intensification. Trees along the western edge provide natural screening. There has been a pre-application enquiry on the site. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	

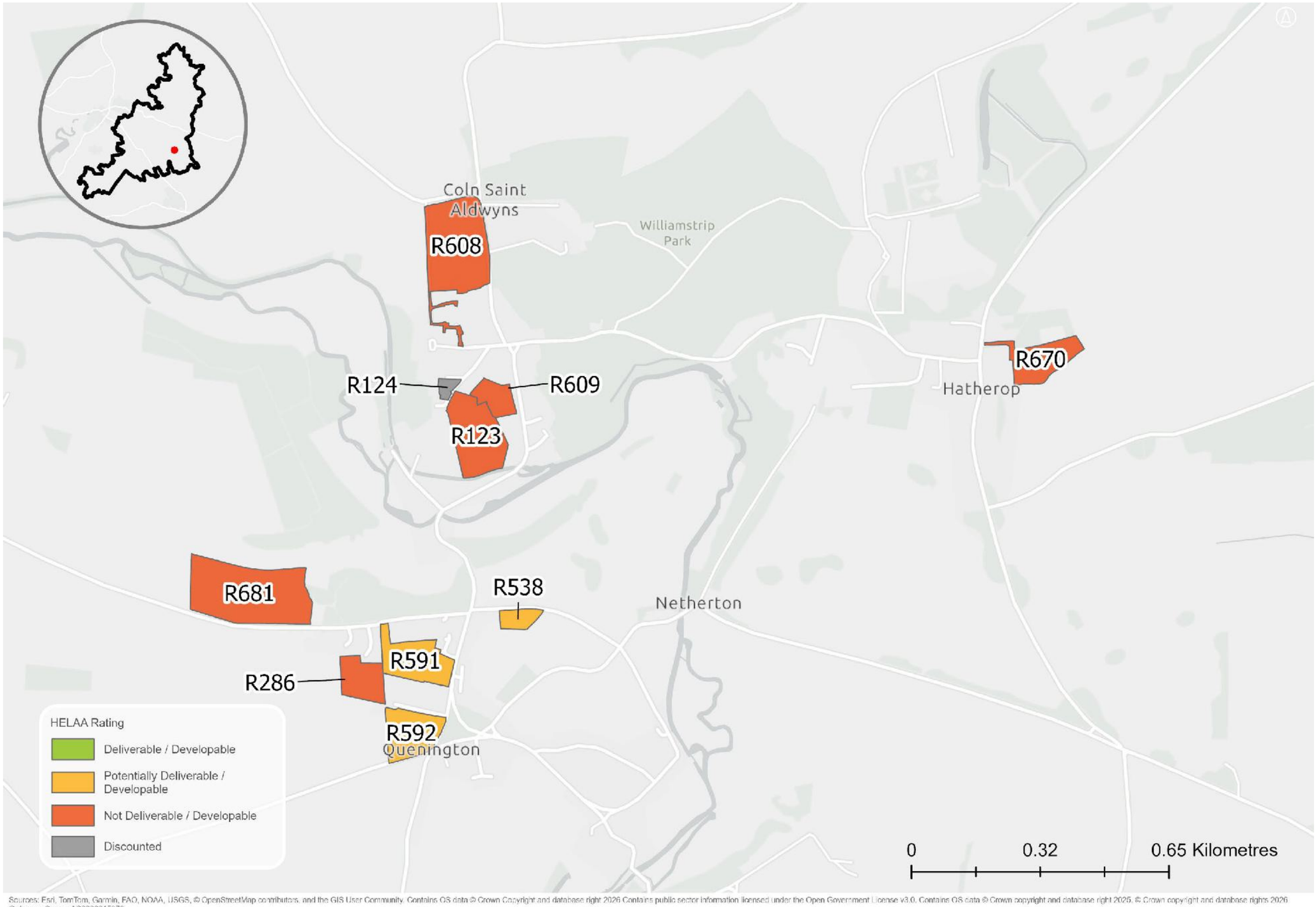
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of identified constraints.							
R607	Land north of London Road	Poulton	1.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford The site comprises greenfield to the east of Poulton. Development of the site may result in the loss of best and most versatile agricultural land. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an existing agricultural access to the site from the southwest. Provided some upgrades, this access should be suitable for residential intensification. Development of the site would extend ribbon development along the northern edge of London Road. The site is potentially suitable for development, subject to suitable access and consideration of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R649	Land at Birch Farm	Ampney Crucis	55.75	Greenfield	Strategic extension of Ampney Crucis	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford Site is partially within / contains: - Airfield Safeguard Area - Kemble (42%) - Airfield Safeguard Area - South Cerney (69%) The site is greenfield adjacent to Ampney Crucis. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Confirmed as available by the landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	7	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R685	Land to the north of London Road	Poulton	6.73	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Areas Susceptible to Groundwater Flooding Site is partly within / contains: • Flood Zone 2 (0.78%) • Flood Zone 3 (3.75%) The site comprises greenfield on the northwestern edge of Poulton. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is adjacent to the Poulton Conservation Area. It is prominent in views from and into the Conservation Area, and any development is likely to be harmful to its setting. Development of the site may result in the loss of best and most versatile agricultural land. Two Public Rights of Way run through the site. There is no existing access to the site, though an access could potentially be provided from Ashbrook Lane along the north of the site. Further investigation is required to determine whether a suitable access can be provided. Development of the site would not be in line with the current pattern of development. The site is unsuitable for development due to harmful impact on the setting of the Conservation Area and lack of suitable access.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R696	Land south of Ampney Crucis	Ampney Crucis	16.04			Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (0.52%) - Flood Zone 3 (3.13%) - Oil Pipeline Buffer - 100m (3%) The site is a greenfield site to the south of Ampney Crucis. Development of the site may result in loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. There is a small existing agricultural access to the site from the southeast. Further investigation is required to determine whether the access is suitable for intensification. Development of the site in isolation would be remote from any main settlement. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	254	

Quenington



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R123	Land adjacent the Vicarage (Site A)	Coln St. Aldwyn	2.24	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Conservation Area - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater Flooding) - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to landscape sensitivity.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R286	Land to the rear of Springfield, Coneygar Road	Quenington	1.07	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD The site is in a sensitive location in Special Landscape Area - Coln Valley north of Fairford Special Landscape Area. The site is adjacent to the settlement. There is no existing access onto the site and it is unclear how the site can be accessed and whether a connection can be made to the public highway. The site is located to the south of Painters Field, which is a cul-de-sac with a private vehicular access. There is no direct access to the public highway.	Potentially available	Site has not been confirmed as available	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R538	Land at Stonyfell, GL7 5DA	Quenington	0.46	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD The site is in a sensitive location in Special Landscape Area - Coln Valley north of Fairford Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is adjacent to the settlement. There is existing access onto the site. Investigation may be required to determine whether suitable access can be created for residential development. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Special Landscape Area and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R591	Former Godwin Pumps factory, Springfield Road, GL7 5BX	Quenington	1.98	Brownfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD Site is partly within / contains: - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area (1%) The site comprises a brownfield site to the north of Quenninton. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low to Medium-Low' landscape sensitivity. The site is a fully developed employment site in active use. The site is adjacent to the settlement. There is existing access onto the site. The site is potentially suitable for redevelopment if the employment use is no longer used.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	47	

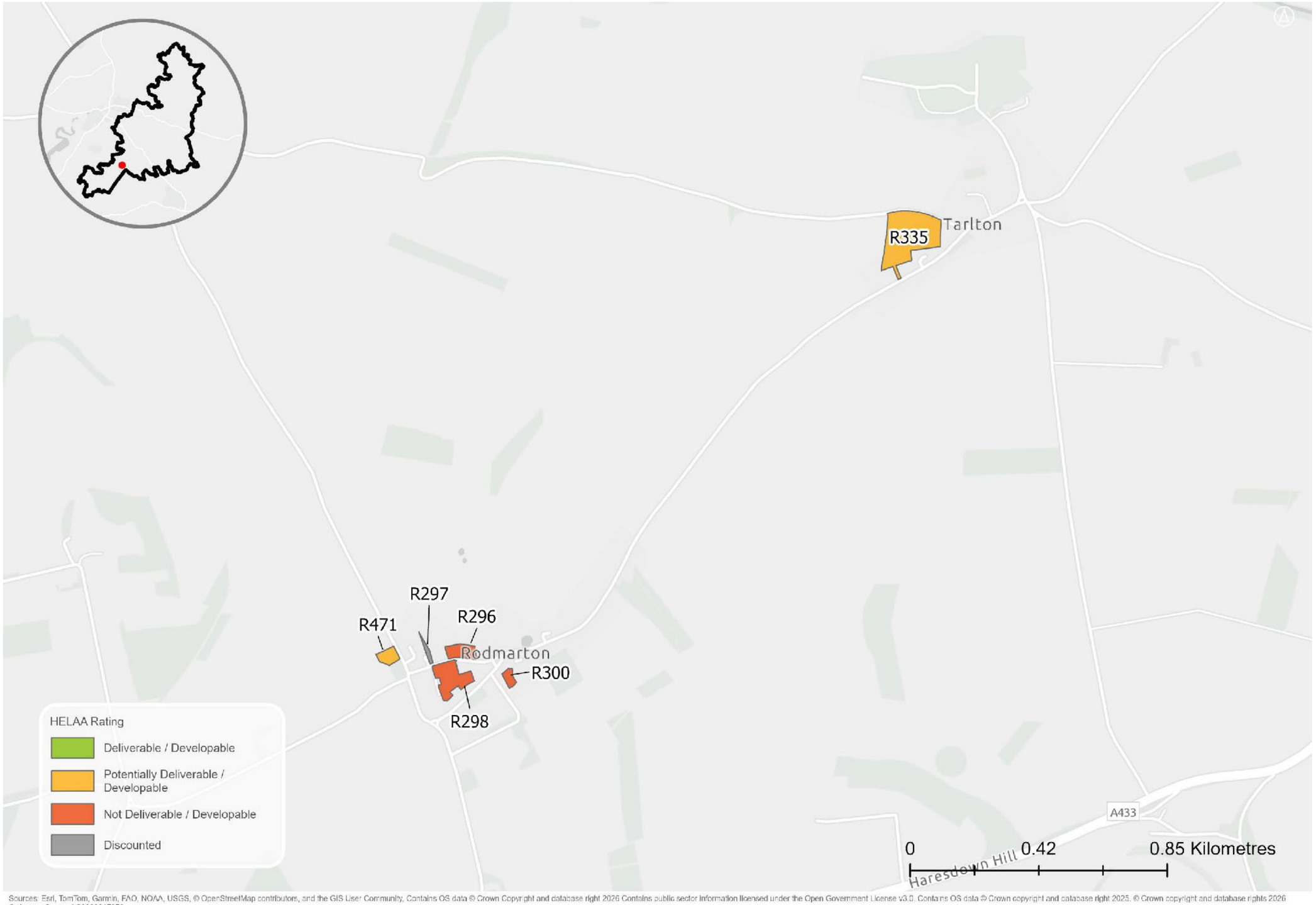
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R592	Land at Springfield Road	Quenington	1.50	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Airfield Safeguard Areas - BRIZE NORTON - Airfield Safeguard Areas - FAIRFORD Site is partly within / contains: - Special Landscape Area - Coln Valley north of Fairford Special Landscape Area (38%) The site is partially in a sensitive location in Special Landscape Area - Coln Valley north of Fairford Special Landscape Area. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to the settlement. There is existing access onto the site. The site is potentially suitable for development subject to consideration of the significance of landscape impacts on the Special Landscape Area and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R608	Land at Salt Way	Coln St Aldwyns	3.63	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater Flooding) - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford Site is partly within / contains: - Conservation Area (5.57%) The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
R609	Land west of Main Street	Coln St Aldwyns	0.69	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Conservation Area - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Clearwater Flooding) - Airfield Safeguard Area - Brize Norton - Airfield Safeguard Area - Fairford The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity – the highest category of sensitivity. The site is unsuitable for development due to high landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R670	Glebe Farm Yard	Hatherop	1.44	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Areas susceptible to Groundwater Flooding - Clearwater Site is partially within / contains: • Conservation Area (9.91%) The site comprises brownfield associated to agricultural development to the east of Hatherop. It lies within a sensitive location in the Cotswolds National Landscape and partly within the Hatherop Conservation Area. Any heritage impacts would need to be mitigated. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. There is existing access to the site via an access road from the northwest which is likely to be suitable for intensification. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R681	Land north of Coneygar Road	Quenington	4.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater - Cotswolds National Landscape - Airfield Safeguard Areas - FAIRFORD Site is partly within / contains: - Airfield Safeguard Areas - BRIZE NORTON The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is separated from the main settlement of Quenington. here is existing access onto the site off a narrow track. Investigation may be required to determine whether suitable access can be created for residential development. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Rodmarton



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R296	Land adjacent The Laines	Rodmarton	0.42	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the north of Rodmarton. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and of a number of Listed Buildings. Any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site. Creating an access from the road along the south would require the demolition of part of a stone wall which would be detrimental to the setting of the Conservation Area. The site is unsuitable for development due to its sensitive location in the National Landscape, and harmful impacts on the Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

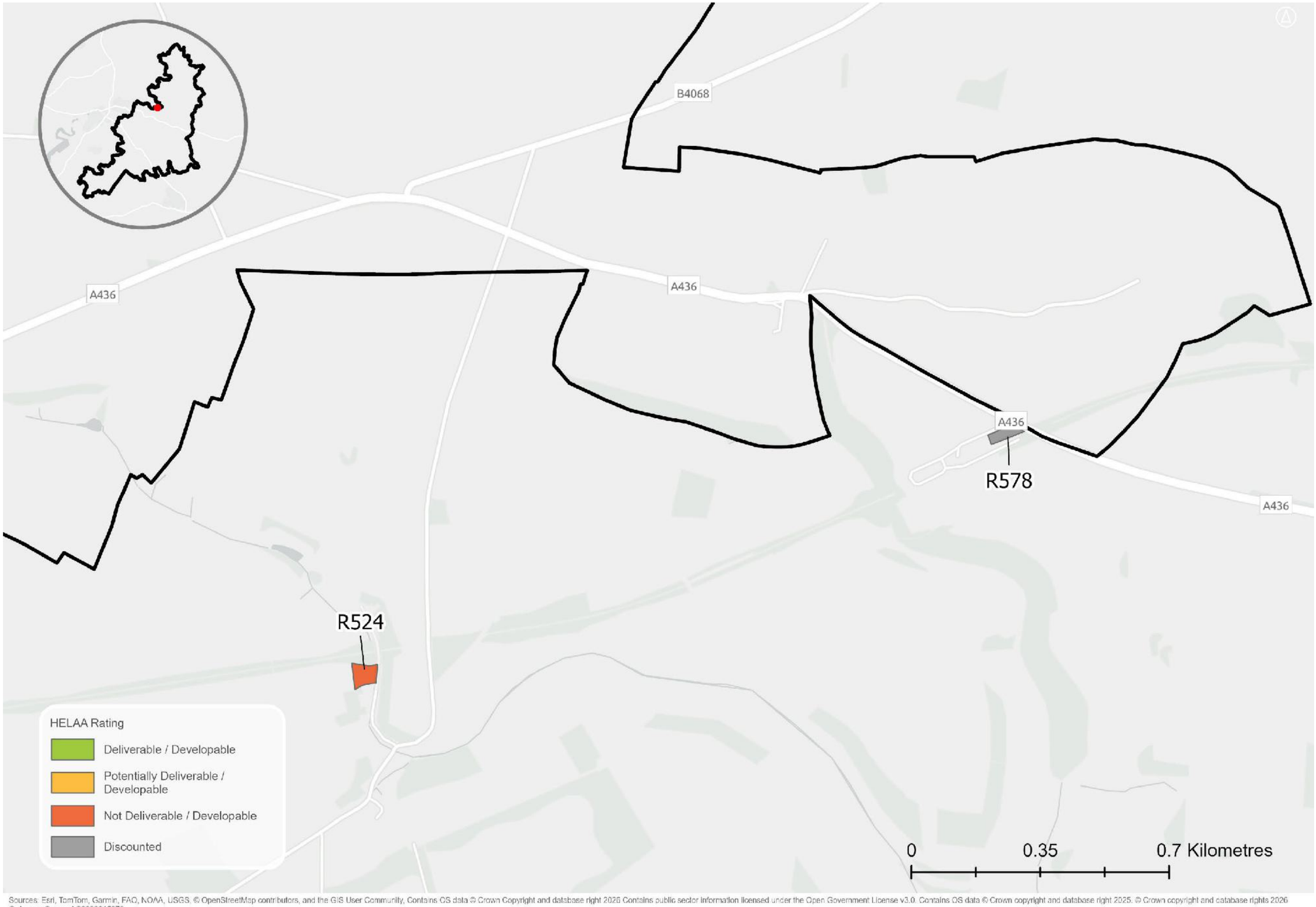
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R298	Land between the Manor Farm House and The Malt House	Rodmarton	0.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site in the west of Rodmarton. The site is in a sensitive location within the Cotswolds National Landscape and within the Conservation Area. Development of the site may result in the loss of best and most versatile agricultural land. The site forms an important part of the Conservation Area, and is within the setting of a Listed Building. Any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site, though this could potentially be created from the access road along the western boundary. The site is unsuitable for development due to its sensitive location in the National Landscape, and harmful impacts on the Conservation Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R300	St Peter's Close	Rodmarton	0.17	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding The site is a greenfield site to the south of Rodmarton. The site is in a sensitive location within the Cotswolds National Landscape and within the Conservation Area. Development of the site may result in the loss of best and most versatile agricultural land. The site forms an important part of the Conservation Area, and is within the setting of a Listed Building, and a Registered Park and Garden. Any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site. Creation of a suitable access may be difficult due to the location of the site behind a private property. The site is unsuitable for development due to its sensitive location in the National Landscape, harmful impacts on the Conservation Area, and lack of suitable access.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R335	Land west of Tarlton	Rodmarton	2.64	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble Site is partly within / contains: - Conservation Area (2.13%) The site is a greenfield site to the north of Tarlton. The site is in a sensitive location within the Cotswolds National Landscape, and partly within the Conservation Area. The site is within the setting of the Conservation Area, and any heritage impacts should be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site is well screened by mature vegetation on the northern and western boundaries. There is a small existing agricultural access onto the site from the south. Further investigation is required to determine whether the access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	72	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R471	Water Tower	Rodmarton	0.29	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble The site is a partly greenfield site to the west of Rodmarton. It contains a historic water tower. The site is in a sensitive location within the Cotswolds National Landscape. The site is within the setting of the Conservation Area and any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site is relatively well screened from the west and south, but is open to the countryside to the north. There is a small existing agricultural access onto the site from the eastern boundary. Further investigation is required to determine whether the access is suitable for intensification subject to upgrades. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	8	

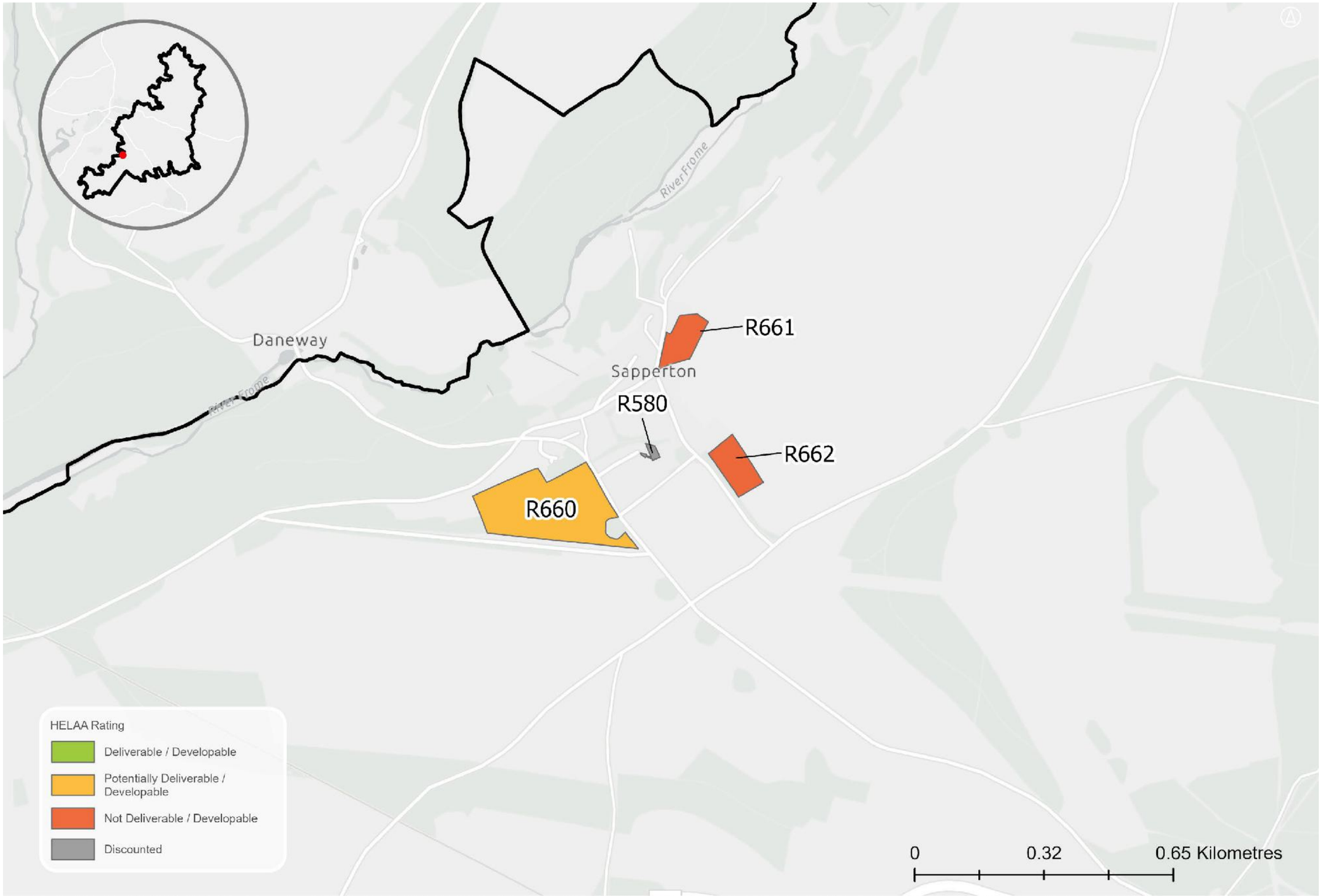
Salperton



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R524	Land adjacent to Yew Tree Cottage	Hazleton	0.35	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Salperton Conservation Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits The site comprises greenfield adjacent to the settlement of Salperton. It lies within a sensitive location in the Cotswolds National Landscape and the Salperton Conservation Area. It is also within the setting of several Listed Buildings. The site slopes heavily upwards towards the west and this is likely to decrease the developable area of the site. It is likely that any new development on this site would have a harmful impact on the Conservation Area. The site is unsuitable for development due to likely harmful impacts on the Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Sapperton



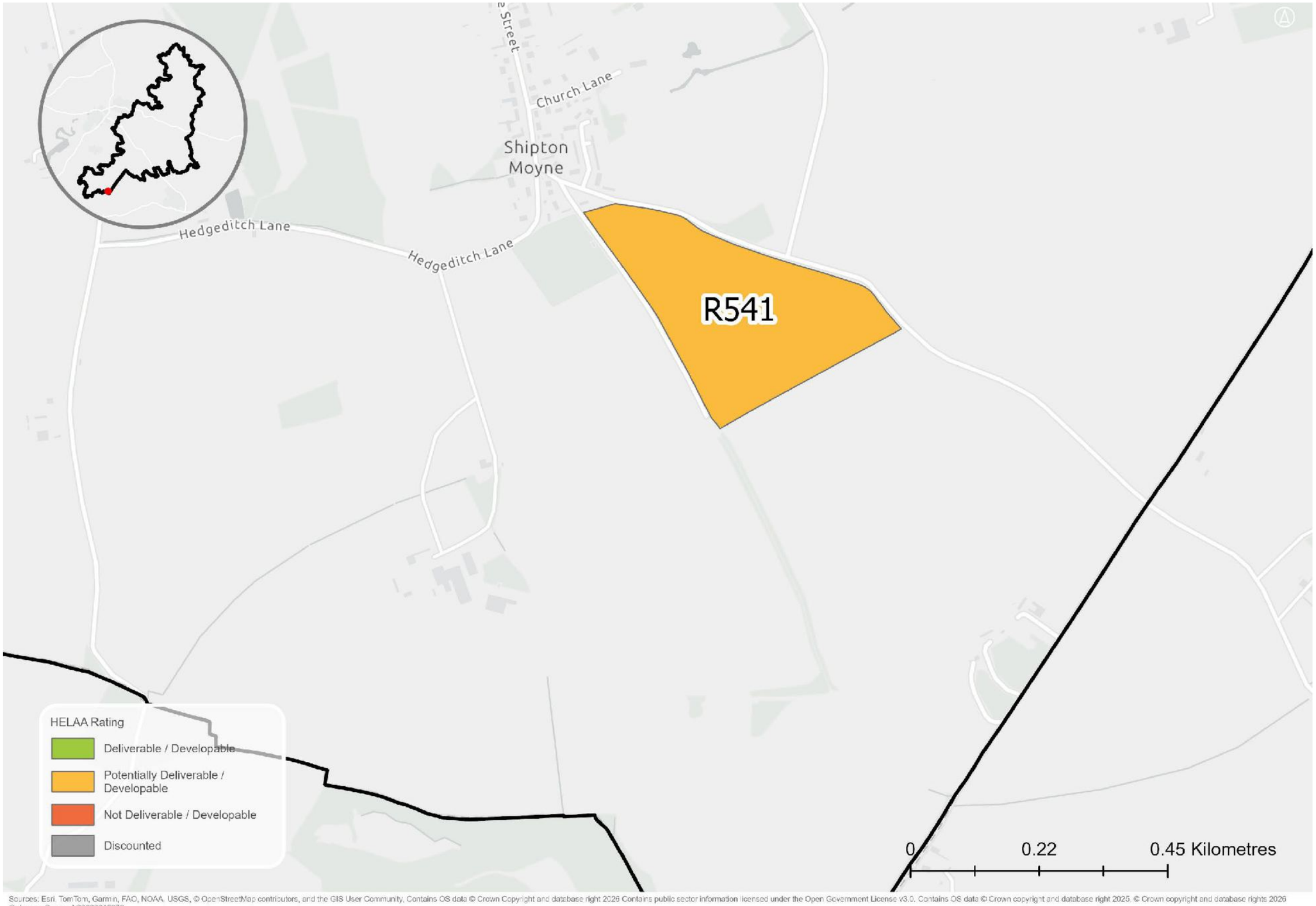
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R660	Land south of playing fields and west of the Glebe	Sapperton	5.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) • Kemble Airfield Safeguard Area Site is partially within / contains: • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) • Areas susceptible to groundwater flooding (Clearwater Flooding) The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is an open field to the southwest of Sapperton. There is no existing access onto the site, though this could potentially be created from the road along the eastern boundary. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	142	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R661	Land at Beechanger Cottage	Sapperton	0.95	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Conservation Area • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) • Kemble Airfield Safeguard Area The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is an open field to the northeast of Sapperton across from the church. The site is located entirely within a Conservation Area and any heritage impacts would need to be mitigated, including impacts on the setting of the Grade I listed St Kenelm's Church. There is no existing access onto the site, and creation of access would need to be investigated. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R662	Land at Glebe Barn Paddock	Sapperton	1.03	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Kemble Airfield Safeguard Area Site is partially within / contains: • Areas susceptible to groundwater flooding (Clearwater and Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is an open field to the southeast of Sapperton. Development of the site would extend linear development along the road leading southeast out of Sapperton. There is no existing access onto the site, and access would need to be created either from existing development to the northwest or off of the road along the southwestern boundary. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include a gas line buffer that may impact development costs.	Not Deliverable / Developable	0	

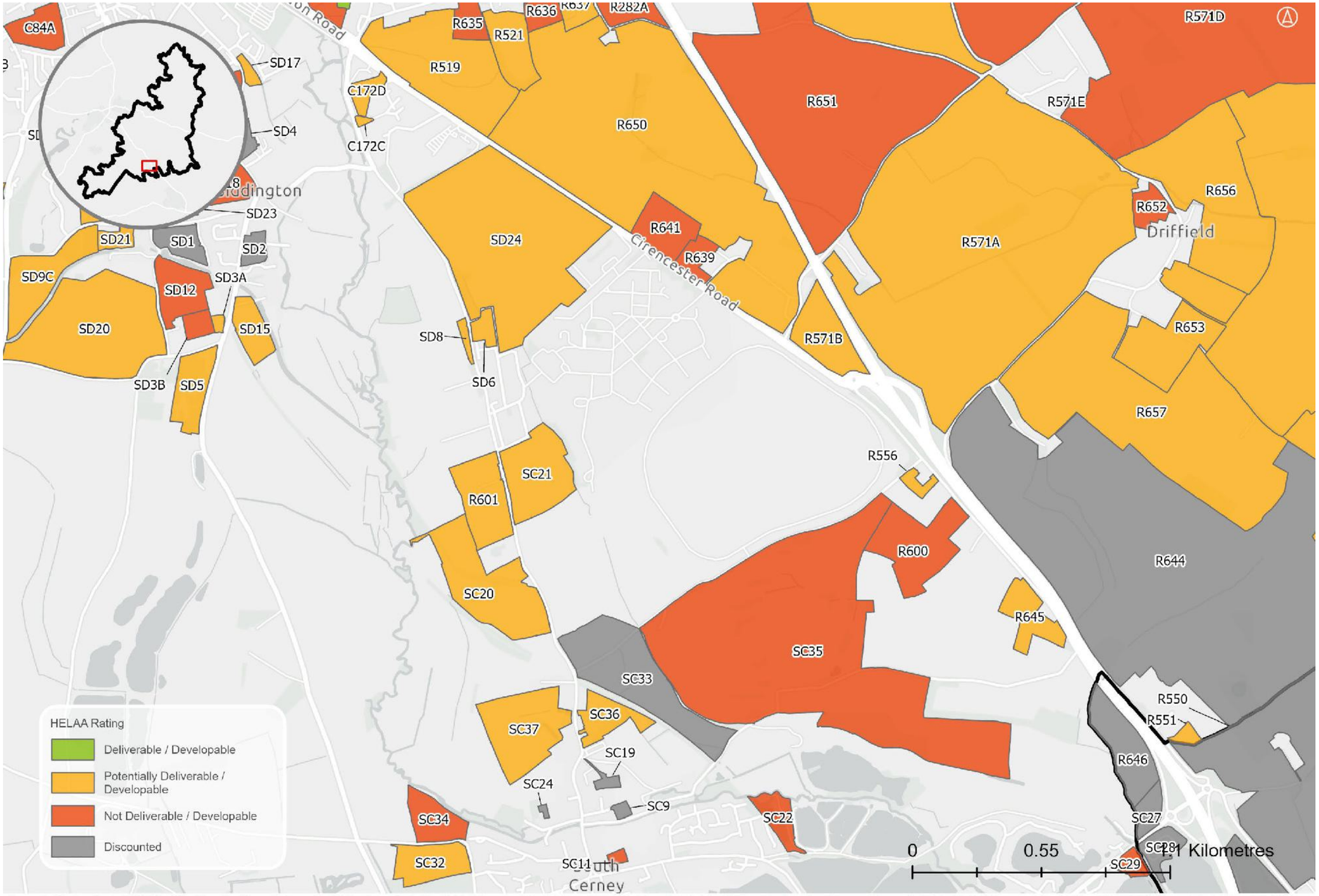
Shipton Moyne



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R541	Part of field south of Shipton Moyne, GL8 8PP	Shipton Moyne	10.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (38.78%) - Grade 3 Agricultural Land (61.22%) The site is a greenfield site to the south of Shipton Moyne. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is well screened by dense vegetation on the eastern and western boundaries. There is a small existing agricultural access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

Siddington



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R282A	Land enclosed by Witpit Lane, Dairy Lane and the A419 (By-Pass)	Preston	3.15	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (24% overlap) The site comprises a greenfield site to the northeast of Preston. There is existing access onto the existing development on site down a single lane track and it is unlikely to be suitable to support intensification. Further investigation is required to determine whether the access is suitable for intensification. The site is significantly separated from the main settlement of Preston and would result in isolated development. The site is unsuitable for development.	Available	Site submitted through Call for Sites 2020. Availability confirmed in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R519	Land south of Preston	Preston	18.43	Greenfield	Housing / employment	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Flood Zone 1 - Airfield Safeguard Area - FAIRFORD - Airfield Safeguard Area - KEMBLE - Airfield Safeguard Area - SOUTH CERNEY Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding (95% overlap) - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (5% overlap) This is a large greenfield site to the southwest of Preston. It is adjacent to the settlement. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. The site is currently accessed via the north. A development of this scale may require a secondary access, which does not currently exist. There may also be some infrastructure requirements related to the scale. Further investigation is required. The site is potentially suitable for development subject to suitable access and consideration of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	506	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R551	Land SE of Cotswold Agricultural Centre	Driffield	0.72	Brownfield	Employment	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Gas Pipeline Buffer (Cirencester / Dukes Brake)(Ref:CD) (97%) There is existing access onto the site via internal roads within the industrial park. Investigation may be required to determine whether the access is suitable for employment intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area. Factors that may impact achievability include utilities constraint.	Potentially Deliverable / Developable	0	3577.6395
R556	The Fosse	South Cerney	0.92	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Gas Pipeline Buffer - Cirencester / Dukes Brake (100% overlap) The site comprises brownfield adjacent to South Cerney Airfield. It has access to a road network which connects to the A419. It lies within a sensitive location in the Cotswolds National Landscape and is situated within a gas pipeline buffer. The Cotswolds Conservation Area Map designates the site as part of the Cotswold Lakes. Access to the site is via a residential driveway	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							leading to Asefeso Manor, a private residence. The site is potentially suitable for development.							
R571A	Land west of Driffield	Driffield	111.26	Greenfield	New settlement	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Gas Pipeline Buffer (Cirencester / Dukes Brake)(Ref:CD) (5%) - Deciduous woodland (1%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	3022	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R571B	Rats Castle Plain	Driffield	6.35	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is existing multiple accesses onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Availability confirmed with landowner by email in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	174	
R600	Land at Butts Farm	South Cerney	9.52	Mix	Housing	Unsuitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney Site is partially within / contains: • Gas Pipeline Buffer - Cirencester / Dukes Brake (42% overlap) The site is mixed brownfield and greenfield adjacent to South Cerney Airfield. It lies within a sensitive location in the Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. It is assessed in the Study of Land Surrounding Key Settlements	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							(2026) to have 'Medium-High' landscape sensitivity. Buildings on the site facilitate Butts Farm storage and a cafe. There is only one point of entry to site, leading to the main facilities. Given the size of the site, alternative entry points would be required to support further development. This may require the development of the adjacent site, SC35. The site is unsuitable due to landscape sensitivity.							
R601	Little Park Farm, Cirencester Road, GL7 6HU	South Cerney	6.89	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Explosive Safeguard Area - OAIKC7FI04I00 (100% overlap) • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) The site is mixed brownfield and greenfield adjacent to South Cerney Airfield. It lies within a sensitive location in the Cotswolds National Landscape. The site is situated within an explosive safeguard area and airfield safeguard areas. Access to the site is via a narrow lane which may require improvement to support	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	200	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							further development. The site is potentially suitable for development, subject to consultation with the Civil Aviation Authority and the Secretary of State for defence. It is subject to consideration significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R639	Land west of Ermin Farm buildings	Preston	1.92	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the northeast of Siddington. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the south. This is likely suitable for residential intensification. The site is not adjacent to a settlement, and therefore is not in the most sustainable location. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.	Unavailable	The Council has been unable to confirm the availability of this site for development.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	53	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R641	Land opposite Duke of Gloucester Barracks	Preston	4.79	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney The site comprises greenfield to the northeast of Siddington. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the south. This is likely suitable for residential intensification subject to some upgrades. The site is not adjacent to a settlement, and therefore is not in the most sustainable location. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.	Unavailable	Confirmed by landowner by email in July 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	131	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R645	Fosse Farm	South Cerney	4.30	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (5%) The site is a greenfield site to the northeast of South Cerney. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site from the east that is likely suitable for intensification. In isolation, development at the site would be remote from any settlement. The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	118	
R650	Land south-west of Preston between Cirencester Road (A419) and A419(T)	Preston	81.88	Greenfield	Strategic extension of Preston	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (35%)	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	2197	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Deciduous woodland (2%) The site comprises greenfield to the southeast of Preston. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. There is an existing agricultural access onto the site from the southeast. This is potentially suitable for residential intensification subject to some upgrades. Access could also be created from Cirencester Road. The site is not directly adjacent to a settlement, and would represent a significant new area of development in the countryside. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R651	St Augustine Farm	Preston	63.77	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partly within / contains: - Grade II Listed Building The site comprises a large greenfield site to the southeast of Preston. Development of the site may result in the loss of best and most versatile agricultural land. The site contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. There is existing access onto the site in the north as well as the southeast. Further investigation is required to determine whether either of these are suitable for intensification. The site is not directly adjacent to a settlement, and would represent a significant new area of development in the countryside. The site is potentially suitable for development, subject to provision of a suitable access and consideration of other identified constraints.	Unavailable	It has been confirmed this land is unavailable for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	1758	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R652	Land south-east of the old school	Driffield	2.17	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding - Conservation area There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Unavailable	It has been confirmed this land is unavailable for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	59	
R653	Land east of the Old Post Office	Driffield	14.11	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding Site is partially within / contains: - Conservation area (14.21%) There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Unavailable	It has been confirmed this land is unavailable for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	388	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R656	Land east of St Mary's Church	Driffield	25.70	Greenfield	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding Site is partially within / contains: - Listed building grade 2 (Wall of the walled garden) 1% - Deciduous woodland (3%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	683	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R657	Land south of Driffield	Driffield	53.68	Mix	Strategic extension of Driffield	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Gas pipeline buffer - Cirencester / Dukes Brake (4%) - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) (30%) - Deciduous woodland (1%) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High to High' landscape sensitivity. There is a PRoW cutting through the middle of the site, may reduce developable area. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	1460	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC20	Land west of Cirencester Road	South Cerney	13.05	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (2.68%) - Flood Zone 3 (6.7%) - Explosive Safeguard Area - OAIKC7FI04I00 (75%) - Gas Pipeline Buffer - Cirencester / Dukes Brake (Ref:CD) (88%) - Deciduous woodland (5%) The site is a greenfield site to the north of South Cerney. Development of the site may result in loss of best and most versatile agricultural land. Part of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood risk mitigation. There is existing access to the site from the east that is likely suitable for intensification. Development of the site in isolation would result in remote development from the main settlement of South Cerney. The site is potentially suitable for development, subject to consideration of the identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be additional costs associated with on site constraints that need to be considered.	Potentially Deliverable / Developable	305	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC21	Land east of Cirencester Road	South Cerney	8.77	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Explosive Safeguard Area - OAIKHRFI04I00 (22%) - Explosive Safeguard Area - OAIKC7FI04I00 (78%) The site is a greenfield site to the north of South Cerney. Development of the site may result in loss of best and most versatile agricultural land. Part of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood risk mitigation. There is existing access to the site from the east that is likely suitable for intensification. Development of the site in isolation would result in remote development from the main settlement of South Cerney. The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be additional costs associated with on site constraints that need to be considered.	Potentially Deliverable / Developable	241	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC22	Ash Moon	South Cerney	2.60	Mix	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - SPA (Severn Estuary) (85.76%) - SSSI (Cotswold Water Park SSSI) (85.76%) - Grade 3 Agricultural Land (17.37%) - Flood Zone 2 (12.09%) - Flood Zone 3 (56.94%) - Deciduous woodland (14%) The site is a partly brownfield site to the east of South Cerney. The site lies mostly within a SSSI and SPA, and any environmental impacts would need to be carefully mitigated. A large part of the site lies in Flood Zone 2 and Flood Zone 3 and would require significant flood risk mitigation. There is existing private access to the site from the south that is likely suitable for intensification subject to further investigation. The site is unsuitable for development, due to impacts on SSSI and SPA, and significant flood risk..	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC36	Land at Berry Farm	South Cerney	3.59	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Explosive Safeguard Area - OAIKC7FI04I00 (4%) - Grade 2 Agricultural Land (85.62%) - Grade 3 Agricultural Land (14.38%) - Grade 2 Listed Building - Conservation Area (11.48%) - No main habitat but additional habitats present (63%) - Traditional orchard (11%) The site is a greenfield site to the north of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site lies partly within the Conservation Area and contains a Grade II Listed Building. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. There is existing access to the site from the west that is likely suitable for intensification. The site is potentially suitable for development, subject to consideration of the impacts on the Conservation Area, suitable	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC37	Land adjoining Castle Gate, Silver Street	South Cerney	10.02	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Scheduled Monument (South Cerney castle) (9.47%) The site comprises a greenfield site to the north of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It lies in a sensitive location adjacent to the Conservation Area, and contains the South Cerney castle Scheduled Monument in the southeast. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. Ther is existing access onto the site from Silver Street on the eastern boundary. This access is likely suitable for intensification subject to some upgrades. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	275	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD3A	Former quarry north of Nursery View and east of Ashton Road	Siddington	0.36	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access onto the site, though this could potentially be created from Ashton Road. Investigation may be required to determine whether access can be created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD3B	Field north of Nursery View and east of Ashton Road	Siddington	1.26	Greenfield	N/A	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	34	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD5	Land south of Siddington	Siddington	4.49	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Gas Pipeline Buffer - Cirencester / Dukes Brake (Ref:CD) (71% Overlap) - Deciduous woodland (53%) The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access onto the site, though this could potentially be created from Ashton Road. Investigation may be required to determine whether access can be created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	58	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD6	Site opposite 'Oakleaze', South Cerney Road	Siddington	1.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from South Cerney Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	33	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD8	Oakleaze, South Cerney Road	Siddington	0.56	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This site is partially previously developed land and greenfield. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access to the site via the current land use from South Cerney Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	40	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD9A	Barton Farm – Part 1	Siddington	4.30	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - ALC Grade 2 Site is partially within / contains: - Gas Pipeline Buffer - Cirencester / Dukes Brake (Ref:CD) (71% Overlap) - Grade 3 Agricultural Land (5.92%) - Traditional orchard (5%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is partially previously developed land and partially a greenfield site. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Coach Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	112	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD9B	Barton Farm – Part 2	Siddington	4.62	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - ALC Grade 2 (2.09%) - Deciduous woodland (2%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is partially previously developed land and partially a greenfield site. The Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Coach Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	124	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD10	The Old Rectory and adjoining fields	Cirencester	2.99	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney Site is partly within / contains: • Grade 3 Agricultural Land (73.49%) • Grade 2 Agricultural Land (26.51%) • Grade 2 Listed Building • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding (41%) The site comprises a partly brownfield site consisting of the Old Rectory and adjoining fields. The site is located to the south of an existing industrial estate. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site contains a Grade II Listed Building. There is a narrow existing access onto the site from Coach Road. Further investigation is required to determine whether it is suitable for intensification. The site is disconnected from the main settlement at Cirencester by the industrial estate. It is not in the most sustainable location for housing development. The site is unsuitable for allocation due to unsustainable location, unsuitable access and other identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD11A	Land south of Spire View	Siddington	4.75	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is a overhead 400KV power line which may reduce the developable area of the site. There is no existing access onto the site, though this could potentially be created from Siddington Road. Investigation may be required to determine whether access can be created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Unavailable	Land not proposed for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	103	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD11B	Land west of St Peter's Church	Siddington	5.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (2.35%) - Flood Zone 3 (3.87%) The site is adjacent to Siddington. This is a greenfield site and part of the site lies in flood Zone 2 and 3, so a sequential test and site-level exception test would need to be applied. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Siddington Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	75	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD12	Land south of future Thames and Severn Canal	Siddington	4.78	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partly within / contains: - Deciduous woodland (3%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Coach Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Unavailable	Land not proposed for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	127	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SD14	Siddington C of E Primary School and field to north	Siddington	1.96	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - ALC Grade 2 Site is partially within / contains: - Grade 3 Agricultural Land (1.55%) - Deciduous woodland (2%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is in active use as a primary school site and is therefore unsuitable.	Unavailable	Unable to confirm availability. The southern part of the site had an application permitted in 2023. This is part of Siddington C of E school.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
SD15	Plummers Farm, east of Ashton Road	Siddington	3.17	–	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Ashton Road. Investigation may be required to determine whether the access is suitable for residential	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	60	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD17	Land east of Siddington Road and west of Bluebell Drive	Siddington	0.63	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (53.57%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. This is a greenfield site and part of the site lies partially within in flood Zone 2, so a sequential test and site-level exception test would need to be applied. The site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access onto the site, though this could potentially be created from Siddington Road. Investigation may be required to determine whether access can be	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD18	Land north of Park Road and west of Siddington Road	Siddington	3.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (4.55%) - Flood Zone 3 (11.14%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and part of the site lies in flood Zone 2 and 3, so a sequential test and site-level exception test would need to be applied.. The site also lies within the Fairford,	Unavailable	Land not proposed for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	85	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Siddington Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD20	Land north of Clark's Lane and south of Old Canal	Siddington	21.66	Greenfield	New village / strategic extension	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partially within / contains: - Grade 3 Agricultural Land (45.06%) - ALC Grade 2 (54.94%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is a overhead 33KV power line which may reduce the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	595	

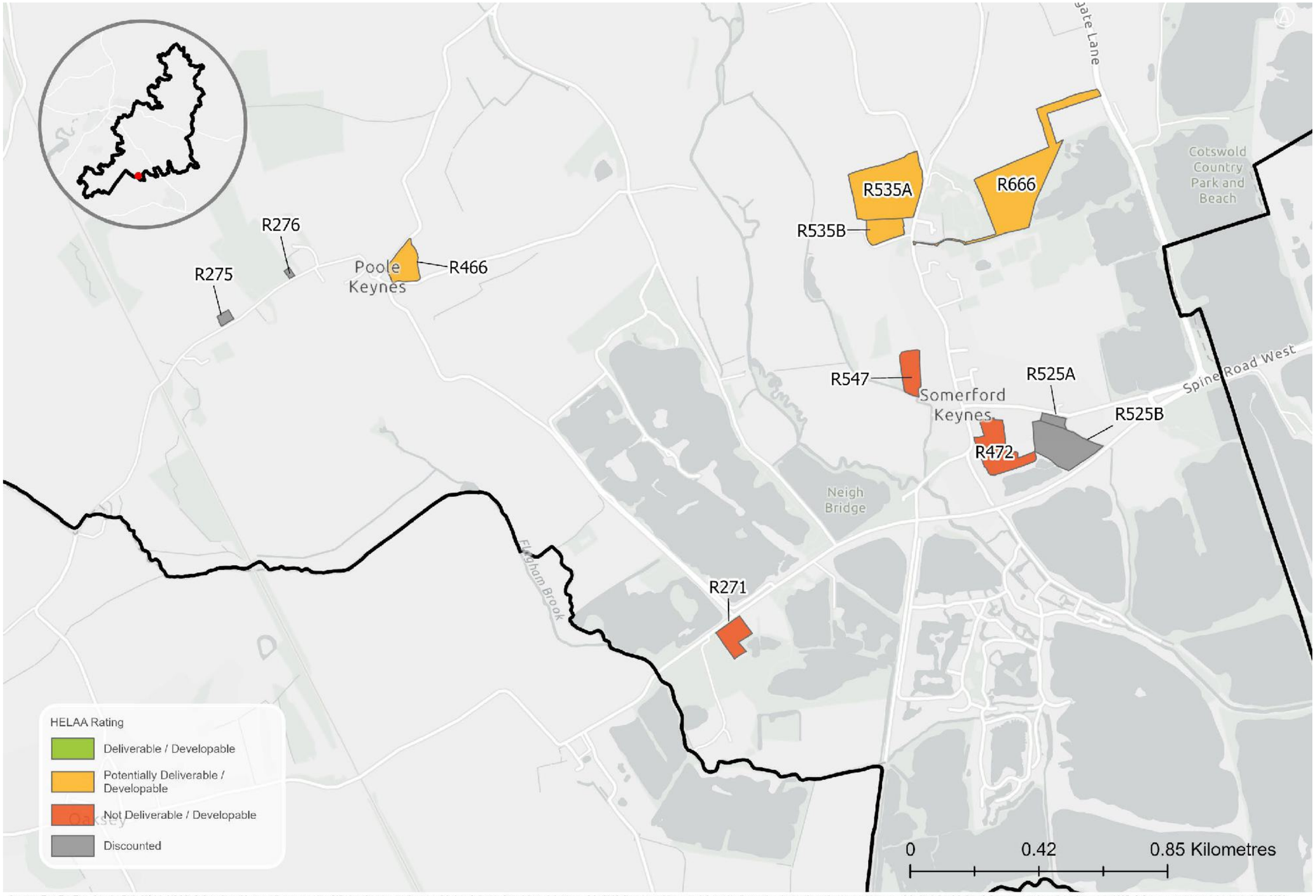
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							developable area of the site. There is existing access onto the site from Clark's Lane. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD21	Land adjacent to Barton Leaze, Upper Siddington	Siddington	1.22	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney Site is partially within / contains: - Grade 3 Agricultural Land (67.12%) - ALC Grade 2 (32.88%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	20	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is existing access onto the site from Park Way. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD22	Land adjoining The Old Rectory	Siddington	0.63	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land Site is partly within / contains: - Deciduous woodland (4%) The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is no existing access to the site via the current land use. An investigation may be required to determine whether access can be	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							created. Development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD23	Land between disused canal and disused railway line, north of Park Way	Siddington	5.68	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Grade 3 Agricultural Land The site is adjacent to Siddington. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium to Medium-High' landscape sensitivity. This is a greenfield site and the site also lies within the Fairford, Kemble and South Cerney Airfield Safeguard Area. There is existing access onto the site from Siddington Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	100	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.							
SD24	Land between Cirencester Road and South Cerney Road	Siddington	42.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site comprises a greenfield site to the east of Siddington. Development of the site may result in loss of best and most versatile agricultural land. The site is opposite a Grade II Listed Building, and any heritage impact should be mitigated. A 33kV powerline crosses the site which may decrease developable area. There is a small existing agricultural access onto the site from Cirencester Road. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Available	Site sent to the council by landowner via email	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	882	

Somerford Keynes



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R271	Goodman Brothers site	Poole Keynes	0.84	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partially within / contains: • Flood Zone 2 (52.91%) • Deciduous woodland (1%) The site comprises brownfield to the southeast of Pool Keynes. The site is disconnected from any nearby settlement. A large part of the site lies in Flood Zone 2 and may require flood risk mitigation. There is an existing access onto the site from Spine Road West which is likely suitable for intensification. The site is unsuitable for development given its unsustainable location.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
R466	Land east of Avenue Farm House	Poole Keynes	1.03	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises greenfield adjacent to the settlement of Pool Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of some Listed Buildings and a Scheduled Monument. Any heritage impacts would need to be mitigated. There is an existing agricultural access onto the site from the northwest. It is likely suitable for residential intensification. The site is potentially suitable for development, subject to suitable access	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	28	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							and consideration of other identified constraints.							
R472	Land between Spine Road West & Water Lane	Somerford Keynes	1.86	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Flood Zone 2 - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - Fairford - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 3 (8.82%) The site is a greenfield site to the south of Somerford Keynes. The site lies entirely within Flood Zone 2 and partly in Flood Zone 3. Significant flood risk mitigation would be required. There is a small existing agricultural access onto the site from the western boundary. Further investigation is required to determine whether the access is suitable for intensification subject to upgrades. The site is unsuitable for development due to flood risk.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

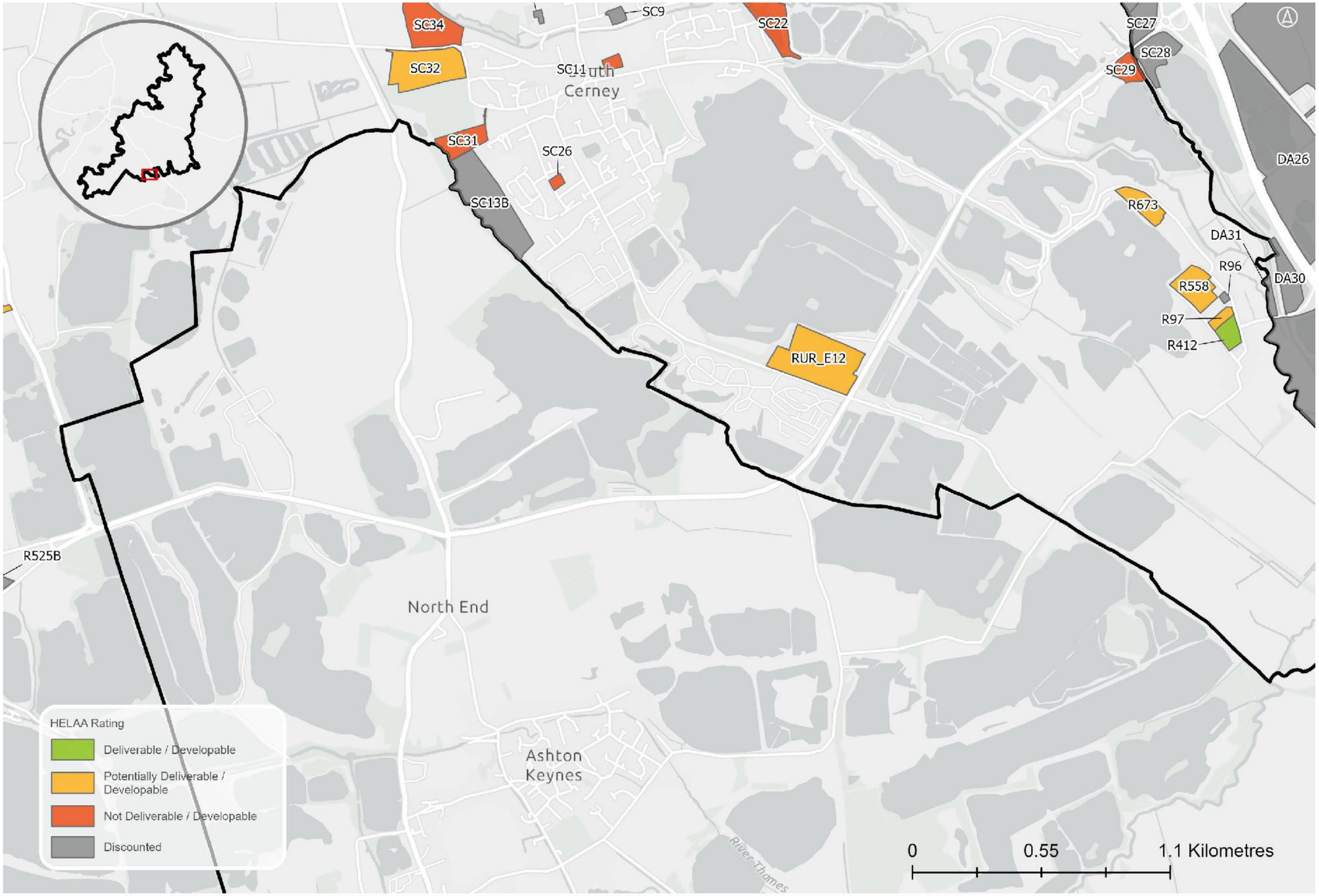
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R535A	School Field (North), Upper Mill Farm, GL7 6DX	Somerford Keynes	4.07	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Airfield Safeguard Area - South Cerney (39%) - Coastal and floodplain grazing marsh (87%) The site is a greenfield site to the north of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and any heritage impacts would need to be mitigated. The site is well screened by mature vegetation along the boundaries. There is an existing agricultural access onto the site from the northeast. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R535B	School Field (South), Upper Mill Farm, GL7 6DX	Somerford Keynes	0.85	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Coastal and floodplain grazing marsh (79%) The site is a greenfield site to the north of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and Listed Buildings, and any heritage impacts would need to be mitigated. The site is well screened by mature vegetation along the boundaries. There is an existing agricultural access onto the site from the southwest. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R547	Land to the west of Arlington Drive	Somerford Keynes	0.86	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (15.98%) - Flood Zone 3 (18.37%) - No main habitat but additional habitats present (98%) - Coastal and floodplain grazing marsh (2%) The site is a greenfield site to the west of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and any heritage impacts would need to be mitigated. The southern part of the site lies in Flood Zone 2 and Flood Zone 3 and would require some flood mitigation measures. There is no existing access onto the site from public highways, but this could potentially be created from the southeast or northeast. Further investigation is required to determine whether a suitable access can be developed. The site has a majority overlap with priority habitat. Developent of the site would be detrimental to this habitat. The site is unsuitable for development due to majority overlap with priority habitat.	Potentially available	Site is submitted through the Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R666	Land east of Somerford Keynes	Somerford Keynes	5.39	Greenfield		Potentially suitable	Site is wholly within / contains: - Historic Landfills - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (42.69%) - Grade 3 Agricultural Land (57.31%) The site is a greenfield site to the northeast of Somerford Keynes. Development of the site may result in loss of best and most versatile agricultural land. The site entirely overlaps with a Historic Landfill. The site is adjacent to a SSSI, and any environmental impacts would need to be mitigated. There is existing access to the site along a narrow access track from the southwest. Further investigation is required to determine if the access is suitable for intensification. The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be increased costs associated with remediation from the Historic Landfill	Potentially Deliverable / Developable	147	

South Cerney



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R97	Land at 'Green Acre'	Cerney Wick	0.50	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield safeguard areas (Fairford, Kemble, South Cerney) Site is partially within / contains: - Grade 2 Agricultural Land (58.8%) - Grade 3 Agricultural Land (41.2%) The site is primarily in agricultural use with some residential uses. There is existing access onto the site. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2008. Availability has not been confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R412	Cerney Wick Nursery	Cerney Wick	0.97	Greenfield	Housing	Suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: - Grade 2 Agricultural Land - Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement Cerney Wick in South Cerney. It lies within a sensitive location in the Cotswolds National Landscape. The Cotswolds Conservation Area Map designates the site as part of the Cotswold Lakes. It also lies within airfield safeguarded areas. The site has access to a road network which connects to the A419. The site has planning permission in principle for up to 6 dwellings (26/00072/PLP).	Available	The site has planning permission in principle for up to 6 dwellings (26/00072/PLP).	Achievable	The site has planning permission in principle for up to 6 dwellings (26/00072/PLP).	Deliverable / Developable	29	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R558	Hills land adj. to Cerney Wick Lane	Cerney Wick	2.25	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: - Grade 2 Agricultural Land - Grade 3 Agricultural Land The site is greenfield adjacent to the settlement Cerney Wick. It lies within a sensitive location in the Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. The site is situated along a road, however there is no direct access to the site and surrounding roads are narrow. Access to the site would need to be added and improvement to the surrounding road network may be required to support further development.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R673	Tien House, Cerney Wick lane, Cerney Wick	South Cerney	1.54	Mix		Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: • Flood Zone 2 (47.81%) The site is mixed brownfield and greenfield adjacent to the settlement Cerney Wick. It lies within a sensitive location in the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. Residential buildings are situated on the site. Access to the site is via a residential lane which may require improvements to support further development. The site is potentially suitable for development, subject to consultation with the Civil Aviation Authority, and consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
RUR_E12	Land north of Broadway Lane	South Cerney	6.79	–	Employment	Potentially suitable	Site is wholly within / contains: • Airfield Safeguard Area - Fairford • Airfield Safeguard Area - Kemble • Airfield Safeguard Area - South Cerney • Areas susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% overlap) Site is partially within / contains: • Grade 2 Agricultural Land (32.13%) • Flood Zone 2 (3.99%) • Flood Zone 3 (50.54%) • Coastal and floodplain grazing marsh (47%) The site is brownfield adjacent to the settlement of South Cerney, near a lake. It lies within a sensitive location in the Cotswolds National Landscape and is designated as part of the Cotswold Lakes in the Cotswolds Conservation Area Map. The site is a residential area facilitating holiday homes and access is via a lane which may require improvement to support development. It also contains an area designated as Flood Zone 3, however as there is an existing development on site	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable development typology constituting development of previously developed land in a high price point area. Factors that may impact achievability include presence of existing lodges on site.	Potentially Deliverable / Developable	61	33973.7555

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development, subject to consideration of the identified constraints.							
SC11	Land at Boxbush Farm	South Cerney	0.44	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Conservation Area - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (44.88%) - Grade 3 Agricultural Land (55.08%) The site is a greenfield site in the north of	Unavailable	Confirmed as unavailable by landowner in 2013. Availability not confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	14	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							South Cerney. The site is in a sensitive location within the South Cerney Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site from the south that is likely suitable for intensification. An application for the erection of 3 dwellings (ref: 25/01558/PLP) was refused due to harmful impact on the Conservation Area. The site is potentially suitable for development, subject to consideration of impact on Conservation Area and other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC26	Land at Berkeley Close	South Cerney	0.27	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Agricultural Land (24.62%) - Grade 3 Agricultural Land (23.33%) The site is a brownfield site in the south of South Cerney. Development of the site may result in loss of best and most versatile agricultural land. There is existing access to the site from the west that is likely suitable for intensification subject to further investigation. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Unavailable	A 20 year lease was signed in 2014 on the site and the tenant has the option to renew at any point.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC29	Gateway Centre, Spine Road (Mixed Use)	South Cerney	1.19	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - SPA (Severn Estuary) (5.48%) - SSSI (Cotswold Water Park SSSI) (5.48%) - Grade 3 Agricultural Land (23.33%) - Flood Zone 2 (88.45%) The site is a brownfield site to the east of South Cerney. The site lies partly within a SPA and SSSI, and any environmental impacts would need to be mitigated carefully. A large portion of the site lies in Flood Zone 2 and would require significant flood risk mitigation. There is existing access to the site from the north. The site is remote from the main settlement of South Cerney. The site is unsuitable for development due to flood risk, environmental	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impact on SPA and SSSI and unsustainable location.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC31	Land adjoining Walnut House	South Cerney	1.83	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (7.69%) - Flood Zone 3 (70.93%) - Conservation Area (3.69%) The site is a greenfield site to the west of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site lies partly within the Conservation Area, and any heritage impacts would need to be mitigated. A large portion of the site lies in Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation would be required. There is a narrow existing access to the site from the northeast. Further investigation is required to determine whether	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							this is suitable for intensification. The site is unsuitable for development due to flood risk and heritage impacts.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC32	Land at Cross Roads Farm, High Street	South Cerney	4.69	Greenfield	Housing / community	Potentially suitable	Site is wholly within / contains: - Grade 2 Agricultural Land - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (12.3%) - Flood Zone 3 (38.04%) The site is a greenfield site to the west of South Cerney. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site lies in a sensitive location adjacent to the Conservation Area, and any heritage impacts would need to be mitigated. A significant portion of the site lies in Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation would be required. There is no existing access to the site, but access could likely be created from the north or east.	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	69	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to flood risk mitigation, suitable access and consideration of other identified constraints.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
SC34	Field between Upper Up and River Churn	South Cerney	3.82	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Fairford - Airfield Safeguard Area - Kemble - Airfield Safeguard Area - South Cerney - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (17.66%) - Flood Zone 3 (74.95%) - Grade 2 Agricultural Land (77.86%) - Grade 3 Agricultural Land (22.14%) The site is a greenfield site to the northwest of South Cerney. Most of the site lies in Flood Zone 2 and Flood Zone 3. Significant flood risk mitigation would be required. Development of the site may result in the loss of best and most versatile agricultural land. There is a small existing access to the site from the southeastern corner of the site. Further investigation is required to determine if it is suitable for intensification due to its position on a bend. The site is unsuitable for	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to significant flood risk across the site.							

Southrop



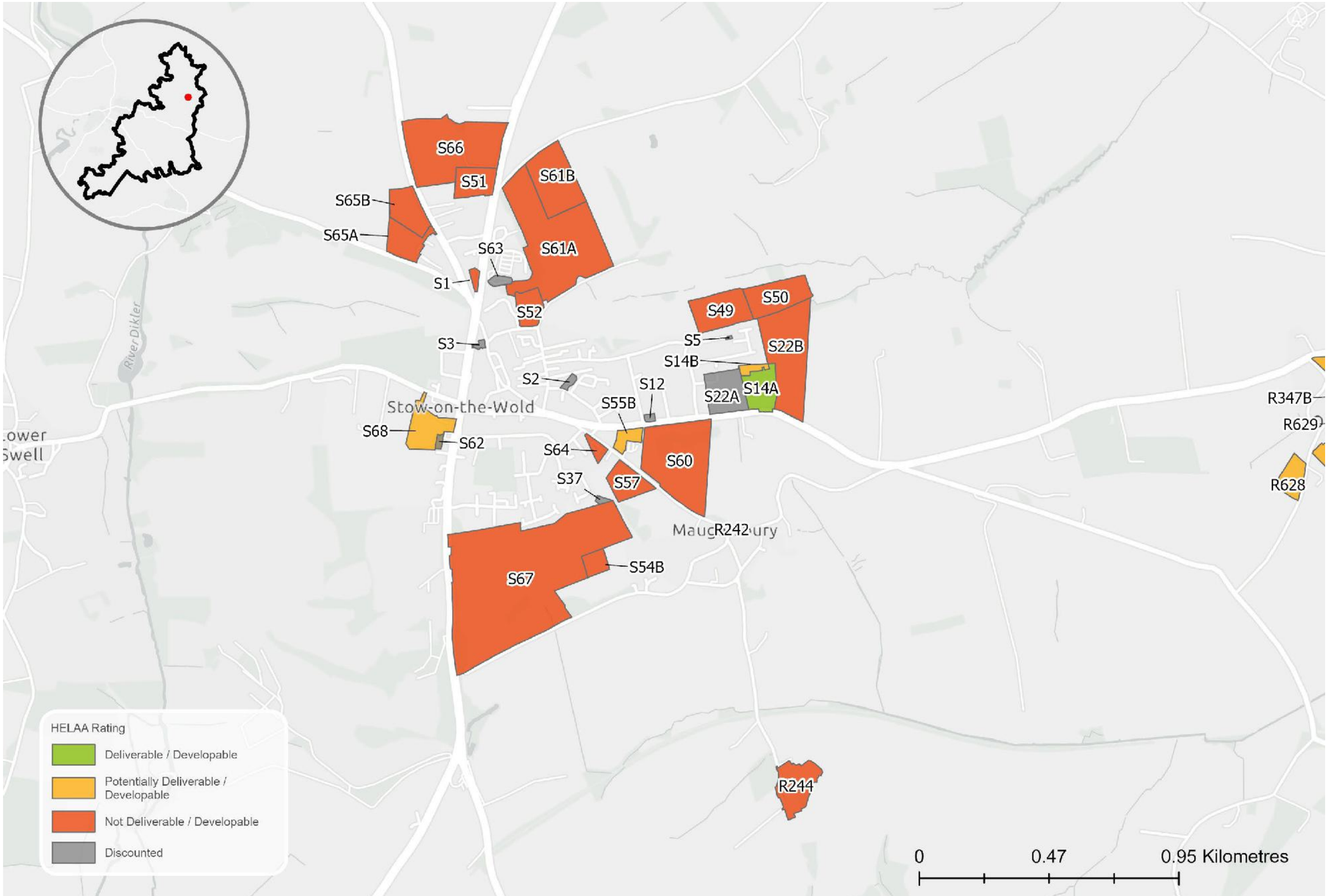
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R330	Site 2- Land at Fyfield	Eastleach	0.20	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Flood Zone 2 • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area -Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a brownfield site at Fyfield. The site is located in a sensitive location within the Cotswolds National Landscape. The site falls entirely within Flood Zone 2, and significant flood mitigation would be required. The site is not near any settlement and is not considered to be a sustainable location for development. The site is unsuitable for development due to flood risk and unsustainable location.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R331	Site 3- Land at Fyfield	Eastleach	2.06	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Airfield Safeguard Area - Brize Norton • Airfield Safeguard Area - Fairford • Airfield Safeguard Area -Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: • Coastal and floodplain grazing marsh (6%) The site comprises a greenfield site south of Fyfield. The site is located in a sensitive location within the Cotswolds National Landscape. The site has an open character and is prominent in approaches along the road on the eastern edge. There is a small existing agricultural access onto the site from the road along the eastern edge. Further investigation would be required to determine whether it is suitable for intensification. The site is remote and is not considered to be a sustainable location for development. The site is unsuitable for development due to landscape sensitivity and unsustainable location.	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R572	Locombe Hill, GL7 3NH	Eastleach	0.57	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Brize Norton Airfield Safeguard Area • Fairford Airfield Safeguard Area • Oxford Kidlington Airfield Safeguard Area • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site to the east of Eastleach. There is Public Right of Way crossing the site. There is no vehicular access onto the site. Creating a suitable access would require significant removal of trees and shrubs. Further investigation is required to determine feasibility. The site is remote from any main settlement and is not in a sustainable location. The site is unsuitable for development due to unsustainable location and access issues.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Stow-on-the-Wold



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R244	Oxleaze Farm	Maugersbury	2.26	Greenfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield to the south of Maugersbury. It lies within a sensitive location in the Cotswolds National Landscape. The site lies remote from any main settlement and is not in a sustainable location for residential development. The site is accessed along a long agricultural track that is unlikely to be suitable for residential intensification, and there is no pedestrian access. The site is unsuitable for development, due to unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S1	Former council houses opposite Tesco A429	Stow-on-the-Wold	0.20	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site within Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. Development of the site would require combining a number of back gardens. There is existing access to the site from Roman Road which is likely suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Unavailable	Former Urban Capacity site. The site comprises the rear gardens of 8 houses, none of which have been submitted as available for development.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be increased costs associated with combining the sites.	Not Deliverable / Developable	8	
S14A	Land adjacent Griffin Court / Playing Field (Part 1)	Stow-on-the-Wold	1.68	Greenfield	Housing	Suitable	Planning permission (23/01513/FUL)	Available	Site has planning permission (23/01513/FUL) for residential development and is not yet fully built out. The site is considered deliverable	Achievable	Site has planning permission (23/01513/FUL) for residential development and is not yet fully built out. The site is considered deliverable	Deliverable / Developable	37	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
									within 0-5 years.		within 0-5 years.			
S14B	Land adjacent Griffin Court / Playing Field (Part 2)	Stow-on-the-Wold	0.29	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Low' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site. Access would likely need to be provided through S14A to the south. S14A has planning permission for the development of 37 affordable dwellings. The site is potentially suitable	Available	Confirmed availability in February 2025	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							for development, subject to suitable access and consideration of other identified constraints.							
S22B	Land adjacent Griffin Court / Playing Field	Stow-on-the-Wold	5.44	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'Medium-High' landscape sensitivity. It is located on a hill that slopes down towards the east. Development of the site may result in loss of best and most versatile agricultural land.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							There is no existing access to the site. Access would likely need to be provided through S14A to the southwest. S14A has planning permission for the development of 37 affordable dwellings. The site is unsuitable for development due to landscape sensitivity.							
S49	Land north of Griffin Close	Stow-on-the-Wold	2.52	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site. Access would likely need to be provided through	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							adjacent sites to the east. The site is unsuitable for development due to high landscape sensitivity.							
S50	Land north-east of Griffin Close	Stow-on-the-Wold	2.41	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access to the site. Access would likely need to be provided through adjacent sites to the south. The site is unsuitable for	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development due to high landscape sensitivity.							
S51	Land north of Stow and west of Fosse Way	Stow-on-the-Wold	1.52	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There is a small existing agricultural access to the site from the east. The access is likely	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							suitable for intensification subject to upgrades. The site is unsuitable due to landscape sensitivity.							
S52	Land north of Well Lane	Stow-on-the-Wold	1.12	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (83%) The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' Landscape sensitivity. It is visible in long distance views. It also lies within the Conservation Area, and any heritage impacts would need to be mitigated. Development	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site, though this could likely be provided from the southeastern boundary. The site is unsuitable for development due to high landscape sensitivity.							
S54B	Land further south of Stow and west of Fosse Way	Stow-on-the-Wold	0.68	–	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the west of Maugersbury. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' Landscape sensitivity. It is visible in long distance views. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site. Access would likely need to be provided from	Available	Site is submitted by the landowner through recent Call for Sites (2022) and actively promoted for development (S54)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							S67. The site is unsuitable for development due to high landscape sensitivity.							
S55B	Land adjoining Tall Trees, Oddington Road	Stow-on-the-Wold	0.57	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a brownfield site to the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'Medium-Low' Landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is adjacent to the Conservation Area and any heritage impacts would need to be mitigated. There is existing vehicular access onto the site from the north which is likely suitable for intensification. The site is potentially suitable for development, subject to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							consideration of impacts on the National Landscape and other identified constraints.							
S57	Land adjacent to Stow Vets, Maugersbury Road	Stow-on-the-Wold	1.44	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the southeast of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' Landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is in a prominent location within the Conservation Area and any heritage impacts would need to be mitigated. There is no existing vehicular access onto the site. Creation of access may be complicated by	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the stone wall along the northeastern boundary. The site is unsuitable for development due to high landscape sensitivity.							
S60	Stow Fair Site	Stow-on-the-Wold	6.42	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the southeast of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site forms an important green wedge preventing the coalescence between Stow-on-the-Wold and	Potentially available	Site is submitted by the landowner through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Maugersbury. The site is adjacent to the Conservation Area, and any heritage impacts would need to be mitigated. A planning application for erection of a primary health centre and 5 residential units (ref: 15/01809/FUL) was refused due to harmful impacts on the Conservation Area and National Landscape. There is an existing agricultural access onto the site from the south. Further investigation is required to determine whether this is suitable for intensification subject to upgrades. The site is unsuitable for development due to landscape sensitivity and harmful impacts on the Conservation Area.								

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S61A	Land east of Roman Road	Stow-on-the-Wold	9.84	Greenfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Conservation Area (3.88%) - Deciduous woodland (8%) The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site is partly within the Conservation Area, and forms part of its setting. It also forms part of the setting of a Scheduled Monument. Any heritage impacts would need to be mitigated. There are area TPOs along the western boundary and in the southwest of the site. There is no existing access onto the site, though this could potentially be created from the southern boundary.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to harmful impacts on the National Landscape and heritage assets.							

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S61B	Land south of Broadwell to Stow Road	Stow-on-the-Wold	3.51	Greenfield	See S61A	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Principal and Non-Principal Settlements to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. The site forms part of the rural setting of the Conservation Area as well as a Scheduled Monument. Any heritage impacts would need to be mitigated. There is no existing access onto the site, though this could potentially be created from the north or from the adjacent site S61A. The site is unsuitable for development due to harmful impacts on the National Landscape and heritage assets.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S64	Car Park, Maugersbury Road	Stow-on-the-Wold	0.37	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a brownfield site consisting of a car park in the east of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape and within the Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. Much of the site is covered by area TPOs. There is existing access to the site from the northeast which is likely suitable for intensification. The site is potentially suitable for development subject to consideration of impacts on National Landscape and Conservation Area, as well as other identified constraints.	Unavailable	Confirmed unavailable June 2026. This is a Cotswold District Council owned car park, which is required in the Council's Parking Strategy to remain in its current form.	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be viability issues with providing a suitable alternative car park.	Not Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S65A	Land between Tewkesbury Road and Evesham Road	Stow-on-the-Wold	1.53	Mix		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northwest of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs on the site. An application for the extension of a Retirement Community (ref: 24/00342/FUL) was withdrawn. There is existing access to the site from the northeast which is likely suitable for intensification. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development (S65)	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S65B	Land between Tewkesbury Road and Evesham Road	Stow-on-the-Wold	1.76	Greenfield		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the northwest of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs along the site boundaries. There is an existing agricultural access onto the site from the east which is likely suitable for intensification subject to some upgrades. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2021) and actively promoted for development (S65)	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

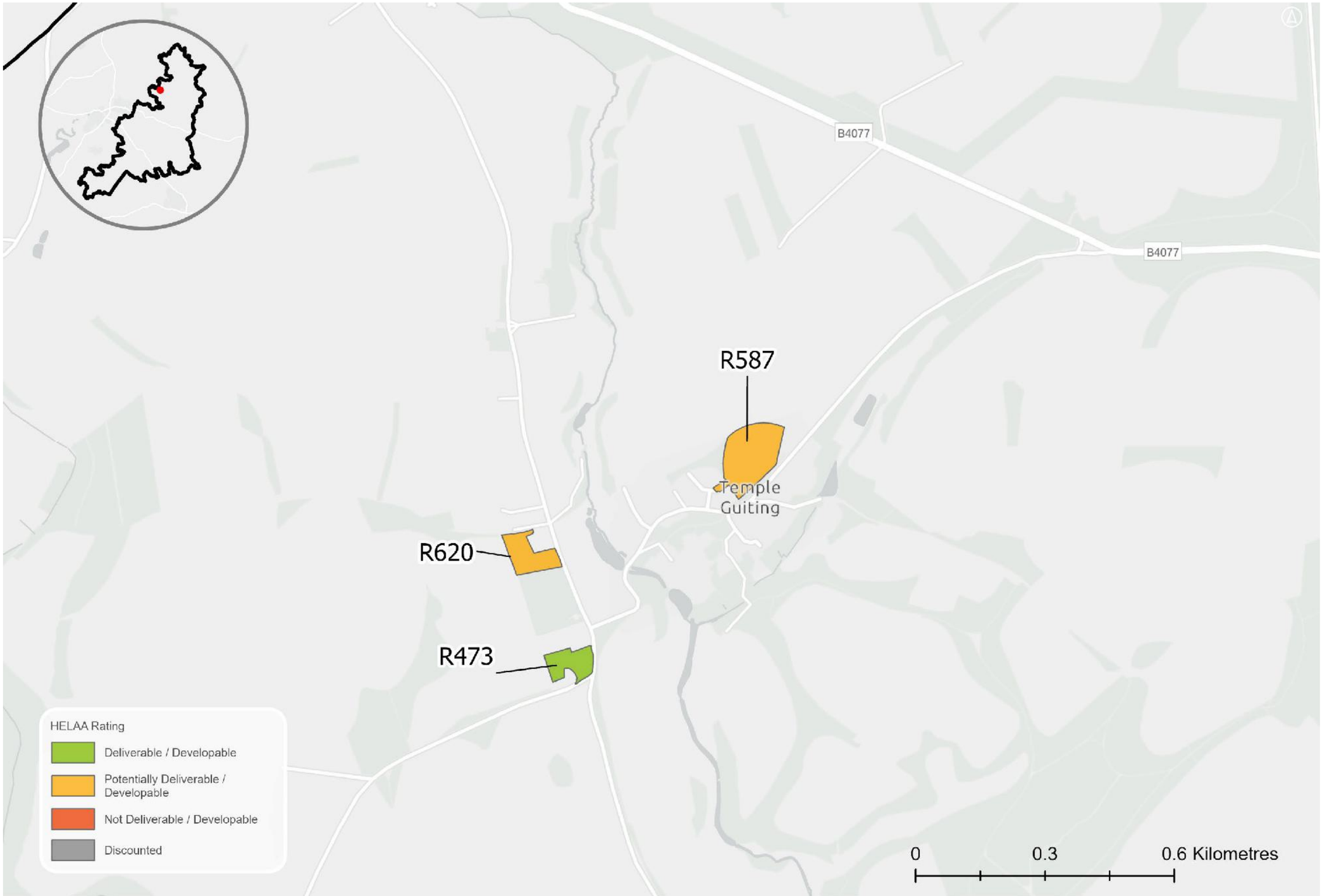
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S66	Pipers Hill	Stow-on-the-Wold	7.00	Mix	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Airfield Safeguard Area - Oxford Kidlington (86%) The site is a greenfield site to the north of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed as having 'High' landscape sensitivity. Development of the site may result in loss of best and most versatile agricultural land. A planning application for conversion of the existing barn to a single residential unit (ref: 25/00941/FUL) was refused on the grounds that it would be harmful to the National Landscape. There is an existing private access onto the site from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
S67	Land south of Stow and west of Fosse Way	Stow-on-the-Wold	22.42	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington Site is partly within / contains: - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (40%) - Deciduous woodland (4%) The site is a greenfield site to the south of Stow-on-the-Wold. The site is in a sensitive location within the Cotswolds National Landscape. The site sits at the top of a hill within the National Landscape and is highly exposed to views from the south from a Public Right of Way and from the surrounding countryside. It is assessed as having 'High' landscape sensitivity. The site is adjacent to the Conservation Area and forms part of its rural setting. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There are a number of TPOs across the site. There is a small existing agricultural access onto the site from the northwest. Further investigation is required to determine whether this access is suitable for intensification.	Available	Formerly S54. Availability confirmed in 2024.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to landscape sensitivity.							
S68	The Hollies, Lower Swell Road, Stow-on-the-Wold, GL54 1LD	Stow-on-the-Wold	2.01		Housing	Potentially suitable	Site is wholly within / contains: -Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site falls within the setting of the conservation area, and there	Available	Pre-application submitted in May 2026	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							is a TPO area adjacent to the site access on the north of the site. The site is potentially suitable subject to mitigation of impact on National Landscape and consideration of other identified constraints.							

Temple Guiting



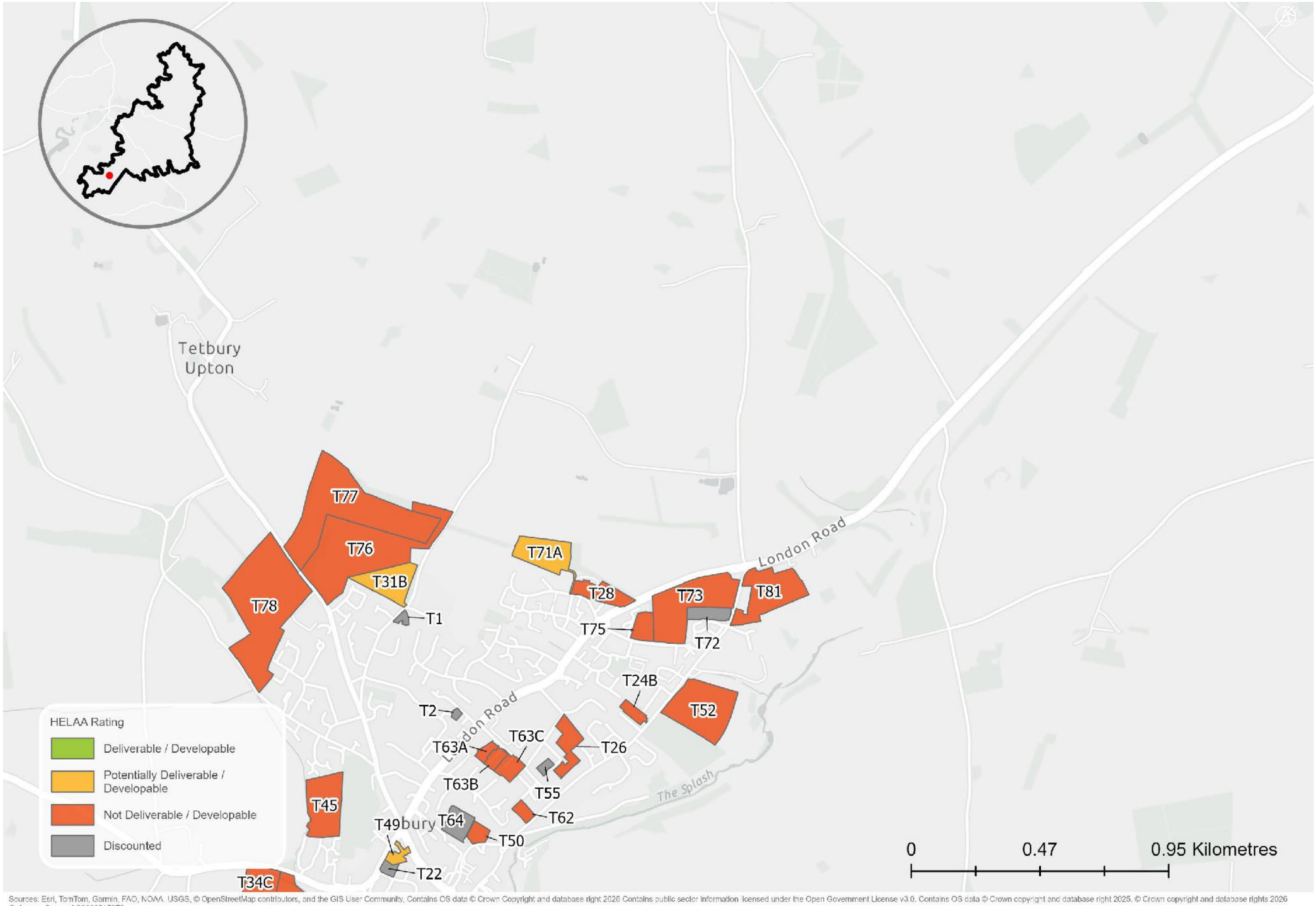
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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R473	New Barn Farm	Temple Guiting	1.13	Greenfield	Housing	Suitable	The site has planning permission (25/01431/FUL) for the Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings, the provision of landscaping, demolition of six existing agricultural barns and associated works.	Available	The site has planning permission (25/01431/FUL) for the Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings, the provision of landscaping, demolition of six existing agricultural barns and associated works. It is not yet fully built out. The site is considered deliverable within 0-5 years.	Achievable	The site has planning permission (25/01431/FUL) for the Conversion of a traditional barn to residential use and the erection of five new-build residential dwellings, the provision of landscaping, demolition of six existing agricultural barns and associated works. It is not yet fully built out. The site is considered deliverable within 0-5 years.	Deliverable / Developable	5	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R587	Land north of The Sherry	Temple Guiting	1.72	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially within / contains: • Areas susceptible to Groundwater Flooding – Superficial Deposits Flooding (85% overlap) The site comprises greenfield land adjacent to the settlement of Temple Guiting. It lies within a sensitive location in the Cotswolds National Landscape and is adjacent to the Temple Guiting Conservation Area. Part of the site is currently in use as a playing field. Existing site boundaries are defined by hedgerows, which contribute to local character and may require ecological mitigation or partial removal to facilitate access, subject to further highways assessment. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R620	Land adjacent to Colman Cottages	Temple Guiting	0.78	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area – Little Rissington • Areas susceptible to Groundwater Flooding – Clearwater and Superficial Deposits Flooding The site comprises greenfield agricultural land located to the north of Temple Guiting, adjacent to the Temple Guiting Conservation Area. It lies within a sensitive rural location in the Cotswolds National Landscape. Access to the site is likely to be constrained, with potential reliance on routes via The Sherry that may require significant upgrading to support residential development. The site is also adjacent to trees protected by Tree Preservation Orders. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and the mitigation of identified technical and access constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that impact achievability include potential relocation of power lines.	Potentially Deliverable / Developable	15	

Tetbury A



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T24B	Former Matbro Site / land south-east of SIAC	Tetbury	0.41	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan and therefore the site is unsuitable for residential development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T26	Gardens at Northleaze / Northfield Road	Tetbury	1.18	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: - Grade 2 Agricultural Land (8.4%) - No main habitat but additional habitats present (21%) The site comprises a partly greenfield site in the east of Tetbury. It lies in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. A number of TPOs cover part of the site. The northern part of the site has been granted planning permission in principle (ref: 26/01205/PLP). There is existing access onto the northern part of the site. Further investigation is required to determine whether this is suitable for intensification. The site is potentially suitable for	Unavailable	Former Urban Capacity Study site. Site in multiple ownership. Unable to confirm site availability	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. There may be viability issues with combining individual back gardens.	Not Deliverable / Developable	32	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development subject to suitable access and consideration of the identified constraints.							
T28	Highfield Farmhouse	Tetbury	1.24	Brownfield / Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partially within / contains: - Listed Building Grade 2 (Highfield Farmhouse) The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The western part of the site already has residential development. The central area contains a Listed Building. Eastern part is in the setting of the Listed Building and its approach from the London Road (A433) and would be unsuitable for further development.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T31B	West of Blind Lane	Tetbury	2.01	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Lowfield Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There are several TPOs on the site boundary. There are potential transport issues to be investigated further. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	70	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T45	Land west of Tetbury (recreation ground), Sherwood Road	Tetbury	2.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) Site is partly within / contains: -Flood Zone 3 (2.11%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Sherwood Road. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T49	Large garden adjacent to fire station, New Church Street	Tetbury	0.38	Brownfield	Housing / employment	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Grade 2 Listed Buildings The site comprises a brownfield site in Tetbury comprising a couple dwellings and a large garden. It lies in a sensitive location within the Cotswolds National Landscape and within the Tetbury Conservation Area. The site is also within the setting of a number of listed buildings, including a Grade I Listed Building. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is a TPO on the west of the site. There is an existing narrow access onto the site from the west. Further investigation is required to determine whether this is suitable for intensification. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	16	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T50	Large garden at Chipping Croft	Tetbury	0.45	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Kemble - Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: - Grade 2 Listed Buildings The site comprises a brownfield site in Tetbury comprising a couple dwellings and back gardens. It lies in a sensitive location within the Cotswolds National Landscape and within the Tetbury Conservation Area. The site contains 2 Listed Buildings, and is within the setting of others. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing access onto the site. It may be difficult to create access without significant harm to the Conservation Area due to the presence of a stone wall along Chipping St. Further investigation is required to determine whether a suitable access could be provided. The site is potentially suitable for development subject to suitable access and consideration of the identified constraints.	Unavailable	Confirmed as unavailable by landowner in 2013. Availability not confirmed since.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	19	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T52	Land east of Cirencester Road	Tetbury	4.00	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partly within / contains: -ALC Grade 2 (53.67%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Cirencester Road. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2009. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
T62	Land adjacent to 28 Cirencester Road	Tetbury	0.35	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Conservation area - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) This site is unsuitable due to the site being within a conservation area, within the Cotswolds National Landscape, and has multiple TPOs. Although, the landscape sensitivity has not yet been assessed.	Unavailable	Former Urban Capacity Study site. Unable to confirm availability.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T63A	Priory Industrial Estate	Tetbury	0.31	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan which is in active use. The site is unsuitable for residential development.	Unavailable	Established employment site in active use. Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T63B	Priory Industrial Estate	Tetbury	0.39	Brownfield	Housing / employment	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan which is in active use. The site is unsuitable for residential development.	Unavailable	Established employment site in active use. Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T63C	Priory Industrial Estate	Tetbury	0.65	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) This is a existing employment site protected in the emerging local plan which is in active use. The site also have multiple TPOs. Therefore, the site is unsuitable for residential development.	Unavailable	Established employment site in active use. Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T71A	Land north-west of Highfield Cottage	Tetbury	2.15	Mix	Housing	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Bath Road. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T73	Pike Field	Tetbury	4.55	Greenfield	Employment	Potentially suitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 31% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 69% The site is a in a sensitive location within the Cotswolds National Landscape. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Quercus Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There are also multiple TPOs on the site. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Unavailable	Recently developed as sports field	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	159	22745.969
T75	Timberpride, Quercus Road	Tetbury	0.74	Brownfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) This is a existing employment site protected in the emerging local plan which is in active use. The site	Potentially available	Site is submitted by the landowner through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

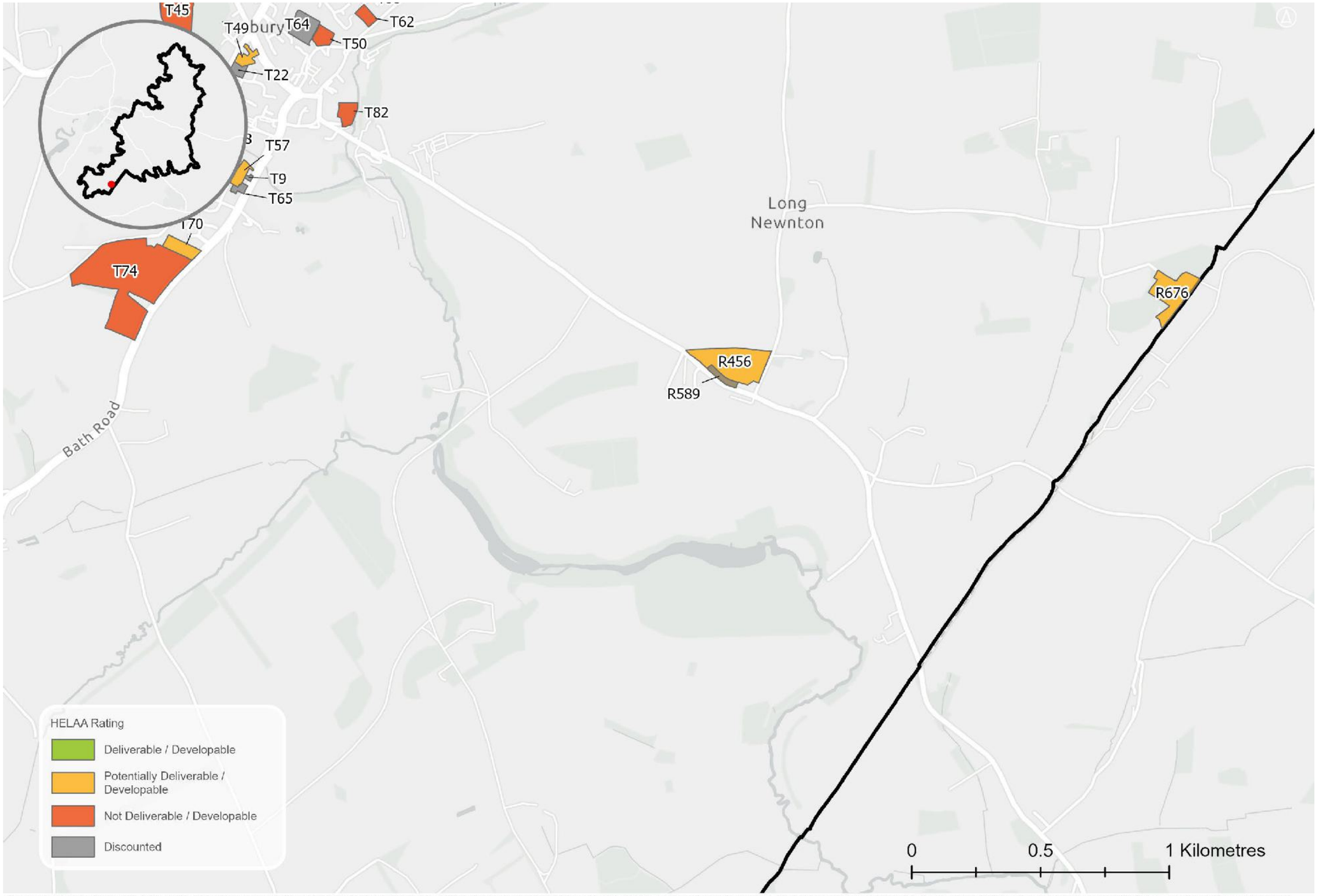
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							is unsuitable for residential development.							
T76	Land north-east of Hampton Street (adjacent settlement edge)	Tetbury	7.91	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) Site is partially within / contains: - Grade 3 Agricultural Land (1.76%) - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 95% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 5% The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is no existing access to the site from B4014. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							versatile agricultural land. There are multiple TPOs within the site, which may reduce the developable area. The site is unsuitable due to landscape sensitivity.							
T77	Land north-east of Hampton Street (north of settlement edge)	Tetbury	8.53	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 99% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 1% - Grade 3 Agricultural Land (1.76%) The site is unsuitable due to the site being within the Cotswold National Landscape and having a High landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T78	Land south-west of B4014 and north of Hampton Street Industrial Estate	Tetbury	9.20	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Airfield Safeguard Area - Kemble Site is partially within / contains: - Areas susceptible to groundwater flooding - Flood Type (Clearwater) 90% - Areas susceptible to groundwater flooding - Flood Type (Superficial deposits flooding) 10% - ALC Grade 2 (82.19%) - Grade 3 Agricultural Land (17.81%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is no existing access to the site from Chavenage Lane and the B4014. Investigation may be required to determine whether the access is suitable for residential intensification. The development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T81	Land east of Ilsom Cottage	Tetbury Upton	3.25	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - ALC Grade 2 - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partly within / contains: - Deciduous woodland (7%) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from London Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Tetbury B



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R456	Field at Church Farm	Long Newnton	3.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Kemble The site comprises a flat greenfield site adjacent to Long Newnton. It lies within a sensitive location in the Cotswolds National Landscape. It is adjacent to the Long Newnton Conservation Area and any heritage impacts would need to be mitigated. A Public Right of Way runs along the northern boundary of the site. The site is accessed by a small agricultural access from the northeast. This is likely suitable for residential intensification. The site is prominent in approaches along the B4014. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	87	
R676	Boldridge Brake	Long Newnton	1.96	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Kemble The site comprises a brownfield site to the east of Long Newnton. The site is adjacent to a large solar farm. A Public Right of Way runs along the eastern boundary of the site. The site is accessed from an access road to the northwest. Further investigation is required to determine whether this is suitable for residential intensification. The site is not near any settlement and is not in a sustainable location for residential development. The site is potentially suitable for development, subject to suitable	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	53	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							access and consideration of other identified constraints.							
T34	Land at Cutwell Farm (Site A)	Tetbury	4.55	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Flood Zone 2 (1.76%) - Flood Zone 3 (18.13%) - Conservation area (52.35%) - Local green space (Tetbury) (26%) The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site contains large areas of Flood Zone 3. The site also contains a Conservation Area and any heritage impacts would need to be mitigated. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T34C	Land adjacent Cutwell Farm (Site B)	Tetbury	1.62	–	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It is not within or adjacent to Tetbury's Development Boundary. The site is also adjacent to Tetbury's Conservation Area and development would have a high impact on the Cotswolds National Landscape and the setting of Tetbury. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	
T34D	Land at Cutwell Farm (Site C)	Tetbury	6.74	Greenfield/ Brownfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and superficial deposits flooding) Site is partly within / contains: - Conservation area (2.28%) The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is in a raised location, partially within the Conservation Area, with high visual intrusion into the Cotswolds National Landscape and Tetbury's setting. High risk to ground water contamination. There is also no direct access to the site.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

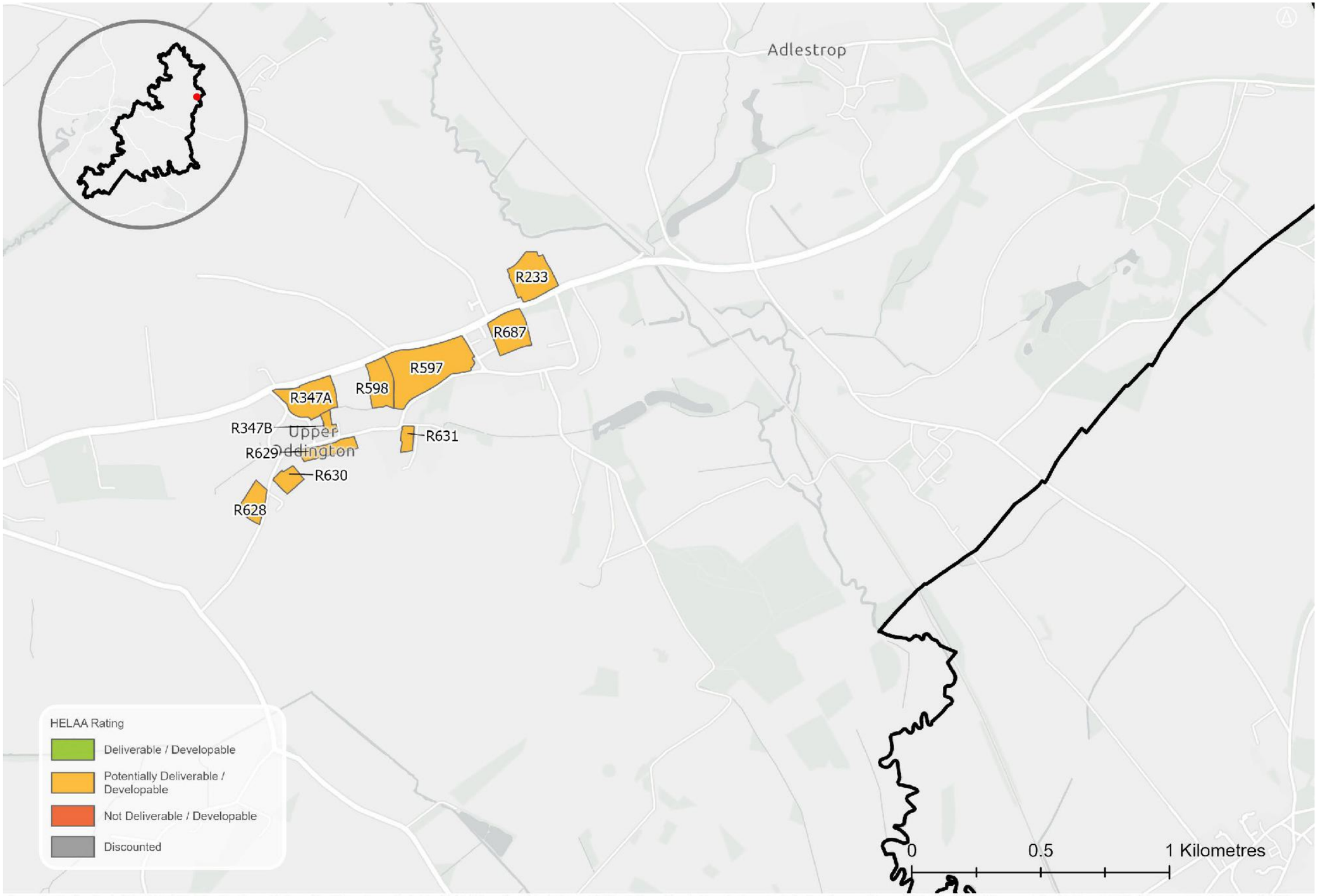
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable due to landscape sensitivity.							
T57	The Old Quarries, The Berrells – large garden	Tetbury	0.40		Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape The site is a partly brownfield site located in the south of Tetbury. The site is in a sensitive location within the Cotswolds National Landscape. It is also adjacent to the Conservation Area and forms part of its setting. Any heritage impacts would need to be mitigated. The site is heavily vegetated and development would require the removal of trees. There is existing access to the site from a private road from the east. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development subject to suitable access, and consideration of other identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
T70	Land at Bath Road	Tetbury	0.66	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Bath Road. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There is a live application on the site (ref: 25/02572/FUL) for erection of 8 dwellings. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	10	
T74	Land off Long Furlong Lane	Tetbury	8.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is existing access to the site from Bath Road and Longfurlong Lane. Investigation may be required to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There is a PRoW cutting through the centre of the site, which may reduce the developable area. The site is unsuitable due to landscape sensitivity.							
T80	Land at Cutwell Barn	Tetbury Upton	1.72	Mix	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Areas susceptible to groundwater flooding - Flood Type (Clearwater and Superficial deposits flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. This is a agricultural site, within the Kemble Airfield Safeguard Area. There is no existing access to the site. Investigation may be required to determine whether the access is suitable for residential intensification. Development may lead to the loss of best and most versatile agricultural land. There is a PRoW cutting through the centre of the site, which may reduce the developable area.	Available	Confirmed as available in 2024.	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable due to landscape sensitivity.							
T82	Bamford House, 14 Silver Street	Tetbury	0.54	Mix	Housing / employment	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Airfield Safeguard Area - Kemble - Conservation area - Areas susceptible to groundwater flooding - Flood Type (Clearwater) Site is partially within / contains: - Flood Zone 2 (4.92%) - Flood Zone 3 (12.81%) - Deciduous woodland (39%) This site is unsuitable due to the site being within a conservation area, within the Cotswolds National Landscape and is partially in flood zones 2 and 3. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

Upper Oddington



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R233	Land near Gable Ends and Pumping Station	Lower Oddington	2.42	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding • Moreton-in-Marsh Surrounds Special Landscape Area Site is partly within / contains: • Flood Zone 2 (8.88%) • Flood Zone 3 (1.18%) The site comprises greenfield to the north of Lower Oddington. It lies within a sensitive location in the Moreton-in-Marsh Surrounds Special Landscape Area. The site is adjacent to the Oddington Conservation Area. Any heritage impacts would need to be mitigated. Part of the site lies in Flood Zone 2 and Flood Zone 3, and some flood mitigation measures would be required. The site is currently accessed from a small agricultural track from the southeast. This is likely suitable for residential intensification but further investigation	Potentially available	Site is submitted by landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	59	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							may be required. The site is potentially suitable for development, subject to landscape sensitivity assessment, suitable access provision, and consideration of other identified constraints.							
R347A	Land north Embrook Oddington	Oddington	2.49	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	24	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the Cotswolds National Landscape. There are multiple possible access points to the site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R347B	Land north Embrook Oddington	Oddington	0.33	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. Access to the site is via a narrow residential lane. The site is also within an airfield safeguard area. The site is potentially suitable for	Potentially available	Site is submitted through Call for Sites 2019. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	9	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R597	Fotherop	Oddington	5.26	Mix	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape and adjacent to the Moreton-in-Marsh Surrounds Special Landscape Area. The site is also within an airfield safeguard area. Access to the site from the A436 could be created, but would	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							require removal of some trees. Access could also be provided via the road on its southern boundary. The site is partially developed and appears to contain a large house and outbuildings, a pool and a tennis court. Discussion with this landowner would be required. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R598	Other Field	Oddington	1.63	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) Site is partially within: - Conservation Area (1.23%) The site comprises	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	44	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. The site is also within an airfield safeguard area. Access to the site from the A436 could be created, but would require removal of some trees. Access could also be provided through the development of the adjacent site. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R628	Land to the south-west of Fox Furlong	Oddington	1.10	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	30	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. Access to the site could be created from the road adjoining its North-West corner. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R629	Field parcel to the south-west of Banks Farm	Oddington	1.00	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape, and may constitute an	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	25	

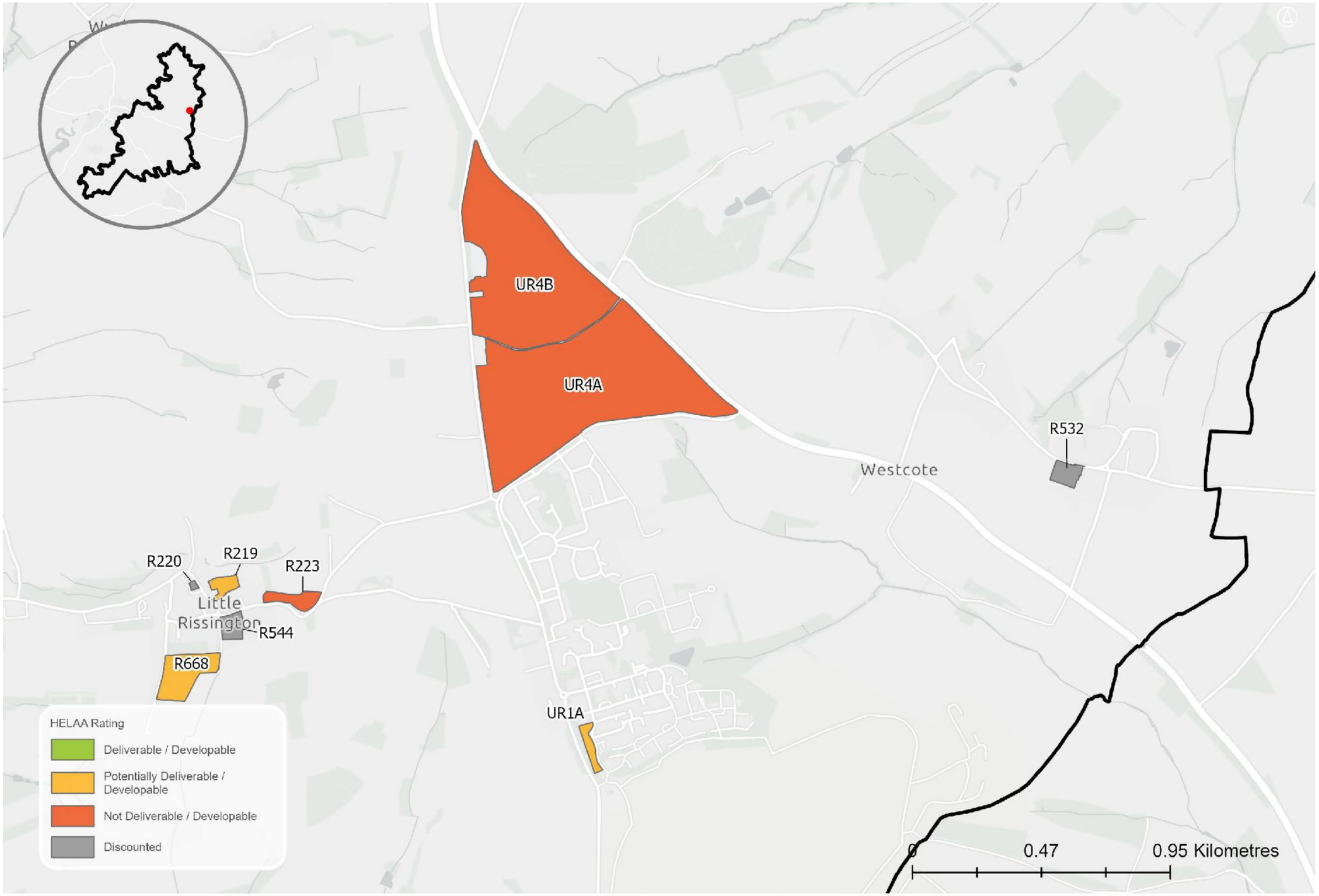
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							incongruous pattern of development for the village of Oddington. Access to the site could be created from the road adjacent to its Northern boundary. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R630	Field parcel north east of New Braecroft	Oddington	0.70	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. Access to the site could be created from the road adjoining	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							its North-West corner. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							
R631	Land to the East of Banks Farm	Oddington	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Oddington Conservation Area - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape and the Oddington Conservation Area. The Oddington Conservation Area Character Map identifies Banks Farm as an area	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							of landscape value, forming part of the approach to the chapel house. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and Oddington Conservation Area and consultation with the civil aviation authority.							
R687	The Jockey Field, south of the A436	Oddington	1.99	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Areas for Little Rissington and Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Flood Type - Superficial Deposits Flooding (100% Overlap) The site comprises greenfield adjacent to the settlement of Lower Oddington. It lies within a sensitive location in the Cotswolds National Landscape and adjacent to the Moreton-in-Marsh Surrounds Special Landscape Area.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	54	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Access to the site from the A436 could be created, but would require removal of some trees. The site is also within an airfield safeguard area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and consultation with the civil aviation authority.							

Upper Rissington / Little Rissington



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R219	Land at the Dairy Farm Yard	Upper Rissington	0.60	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Conservation Area (4.37%) The site is a brownfield site in the northeast of Little Rissington. The site is in a sensitive location within the Cotswolds National Landscape. It is also partly within the Conservation Area, and is part of the setting of the Conservation Area. Any heritage impacts would need to be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site was granted permission in principle for the re-development of the site to provide up to 5 dwellings (ref: 24/01694/PLP) The site is potentially suitable for development, subject to consideration of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	15	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R223	Land to the east of Little Rissington	Upper Rissington	0.93	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the east of Little Rissington. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in the loss of best and most versatile agricultural land. The site is on a hill sloping up to the east, making it unsuitable for residential development, and prominent in the National Landscape. There is no existing access onto the site, and it may be difficult to provide a suitable access given the topography of the site and adjacent road. The site is unsuitable for development due to topography and prominence in National Landscape.	Potentially available	Site is submitted by landowner through Call for Sites 2016. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R668	Land South of allotments (Lane's Yard and land)	Little Rissington	2.60	Greenfield	Housing / employment	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Airfield Safeguard Area - Oxford Kidlington • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a greenfield site adjacent to Little Rissington. It lies within a sensitive location in the Cotswolds National Landscape. Public Rights of Way run along the eastern and western boundaries of the site. The site is accessed by a small agricultural access from the northeast. Further investigation is required to determine whether this is suitable for residential intensification. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	71	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
UR1A	Land west of Delphin Way	Upper Rissington	0.56	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Airfield Safeguard Area - Little Rissington - Airfield Safeguard Area - Oxford Kidlington The site is a greenfield site to the west of Upper Rissington. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is part of a wider mixed-use scheme with extant employment permissions. There is a live planning application on the site (ref: 26/01045/FUL) for the development of 26 affordable dwellings. The site is potentially suitable for development subject to suitable access and mitigation of identified constraints.	Potentially available	Site is submitted by the landowner through Call for Sites 2009. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	24	
UR4A	Wyck Beacon, Upper Rissington, GL54 2NE	Upper Rissington	31.12	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - OXFORD KIDLINGTON (100% Overlap) - Airfield Safeguard Area - LITTLE RISSINGTON (100% Overlap) Site is partially within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (3% Overlap) The site consists of large greenfield land adjacent to Upper Rissington. The site lies in a sensitive location within the Cotswolds National Landscape. The site is assessed in the	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is also adjacent the Wyke Beacon Barrow Scheduled Monument. Further heritage assessment is required. The site is unsuitable due to landscape sensitivity.							
UR4B	Wyck Beacon, Upper Rissington, GL54 2NE	Wyck Rissington	22.43	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - OXFORD KIDLINGTON (100% Overlap) - Airfield Safeguard Area - LITTLE RISSINGTON (100% Overlap) Site is partially within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater and Superficial Deposits Flooding (40% Overlap) - Deciduous woodland (15%) The site consists of large greenfield land adjacent to Site UR4A, which will form a significant extension to Upper Rissington if developed comprehensively. The site lies in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site also contains the Wyke Beacon Barrow Scheduled Monument. Further heritage assessment is required. The site is unsuitable due to landscape sensitivity.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Upper Slaughter



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R357	Lower Farm	Upper Slaughter	0.34	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the west of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape, and within the Conservation Area. The site is within the setting of a number of Listed Buildings, including a Grade II* Listed Building. Any heritage impacts should be mitigated. Development of the site may result in the loss of best and most versatile agricultural land. The site is on a gentle hill sloping up towards the north. There is a small existing agricultural access onto the site from the southwest corner. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development, due to harmful impacts on the Conservation Area and National Landscape.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R474	Allotment Site	Upper Slaughter	0.41	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site consisting of allotments to the west of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site, though this could potentially be created from the road along the northern boundary. Further investigation is required to determine whether a suitable access can be created. The site is unsuitable for development as it should remain in use as allotments.	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

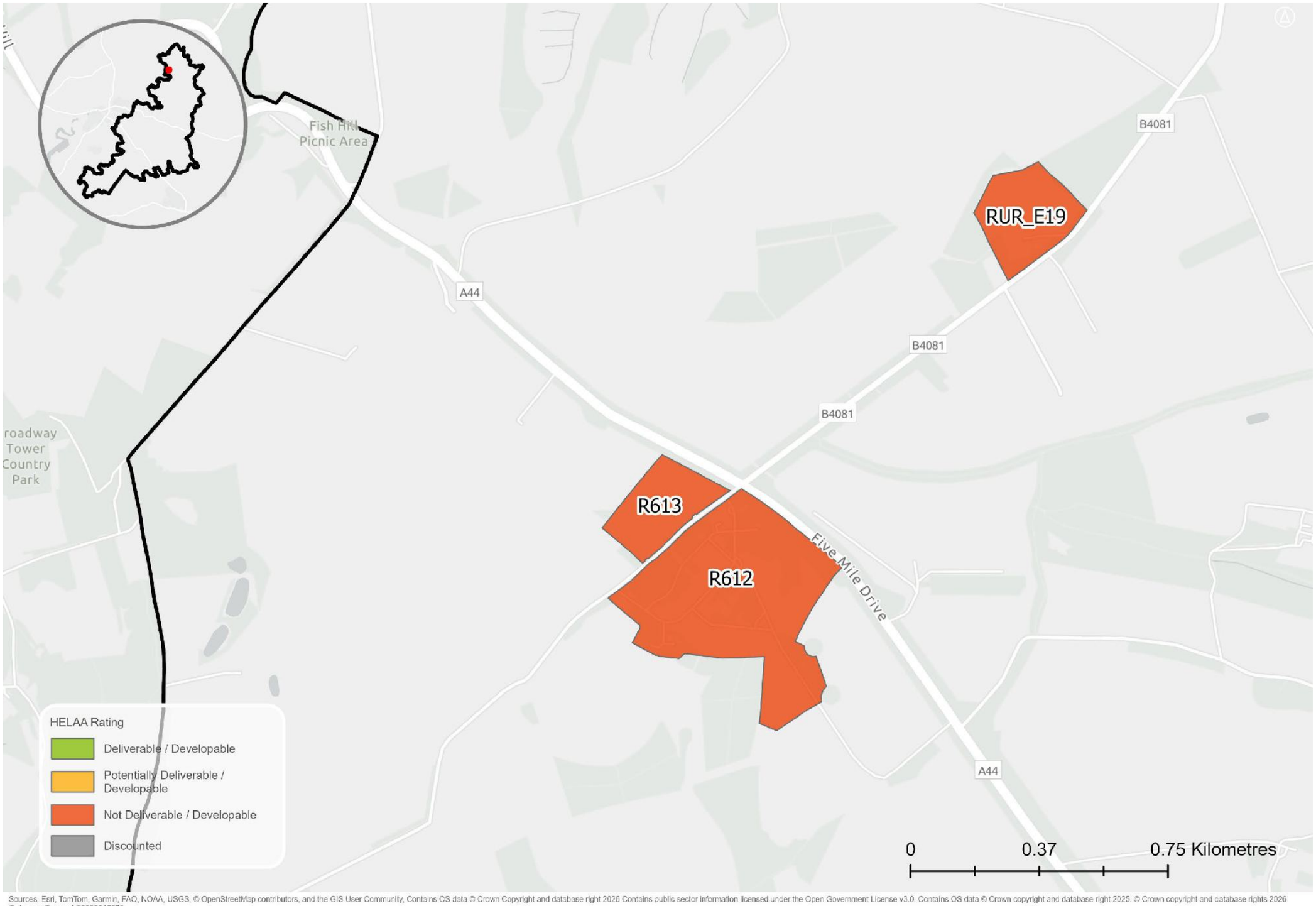
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R475	Blacksmiths Close	Upper Slaughter	0.29	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (11.21%) - Flood Zone 3 (24.23%) The site is a greenfield site to the east of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of a Scheduled Monument. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. The eastern part of the site lies in Flood Zone 2 and Flood Zone 3 and may require some flood mitigation measures. There is a small existing vehicular access onto the site from the northwest, though this may not be suitable for intensification. Further investigation is required to determine whether the access is suitable for intensification. The site is unsuitable for development due to flood risk, as well as likely harmful impacts on the National Landscape and Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R476	Lower Farm Buildings	Upper Slaughter	0.34	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding Site is partly within / contains: - Flood Zone 2 (4.09%) The site is a greenfield site in the north of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is existing vehicular access onto the site from the south which is likely suitable for intensification. The site is unsuitable for development due to likely harmful impacts on the National Landscape and Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R536	The Dingle Allotments	Upper Slaughter	0.39	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Airfield Safeguard Area - Little Rissington - Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site is a greenfield site to the northeast of Upper Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area, and any heritage impacts would need to be mitigated. There is a small existing agricultural access onto the site from the west. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through the Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	12	
R671	Land Parcel Adjacent Church Furlong Copse Hill Road	Lower Slaughter	0.54	Greenfield		Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Airfield Safeguard Area - Little Rissington • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the north of Lower Slaughter. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to the Lower Slaughter Conservation Area and forms part of its rural setting. Any heritage impacts would need to be mitigated. The site is	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							accessed via an existing residential access road providing access to development to the south. It is likely suitable for residential intensification. The site is potentially suitable for industrial development subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							

West of Blockley

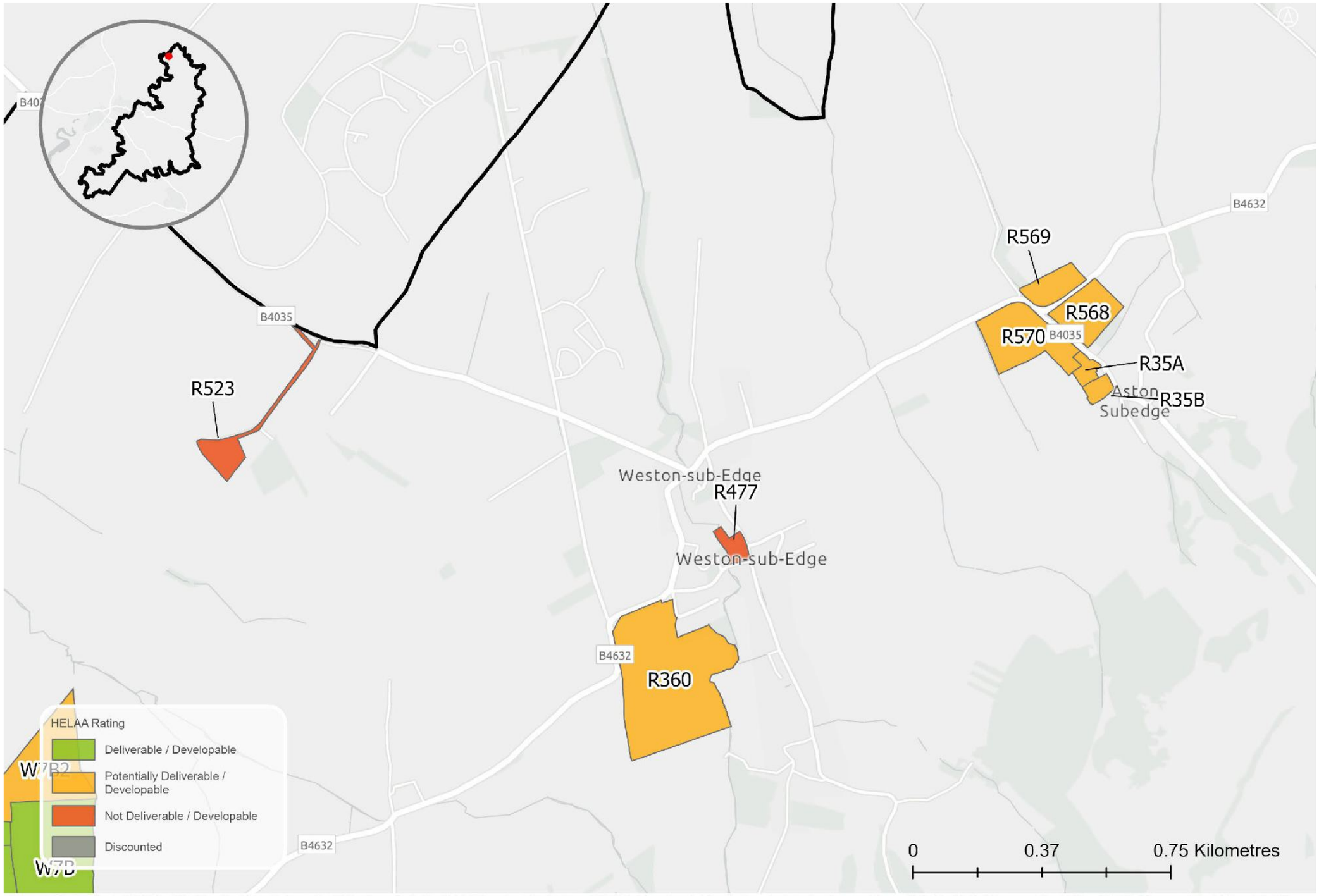


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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R612	Fosseway – Old Gravel Pits	Chipping Campden	23.92	Mix	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater Flooding Site is partly within / contains: • Deciduous woodland (43%) • No main habitat but additional habitats present (6%) The site comprises a brownfield site including a number of industrial and warehousing buildings. It lies within a sensitive location in the Cotswolds National Landscape. There is existing access onto the site from the northeast. Further investigation would be required to determine whether it is suitable for intensification. The site is far from any settlement and is not in a sustainable location for development. The site is unsuitable for allocation due to unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site may require remediation, and the land could be contaminated which would result in increased costs.	Not Deliverable / Developable	0	
R613	Springhill Industrial Estate	Chipping Campden	5.45	Brownfield	Employment	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land • Areas Susceptible to Groundwater Flooding - Clearwater and Superficial Deposits Flooding The site comprises a brownfield site consisting of an industrial estate. It lies within a sensitive location in the Cotswolds National Landscape. The ground is likely to be contaminated. There is existing access onto the site from the road to the south. Further investigation would be required to determine whether it is suitable for intensification. The site is far from any settlement and is not in a	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site may require remediation, and the land could be contaminated which would result in increased costs.	Not Deliverable / Developable	0	27263.7005

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							sustainable location for development. The site is unsuitable for allocation due to unsustainable location.							
RURE_E19	Land at Westington Quarry	Chipping Campden	6.51	Brownfield	Housing	Unsuitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partly within / contains: • Westington Hill North Quarry RIGS (8%) • Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (45%) • Deciduous woodland (17%) The site comprises a brownfield site consisting of an industrial estate. It lies within a sensitive location in the Cotswolds National Landscape. The ground could potentially be contaminated. There is an area TPO running along the south of the site. There is existing access onto the site from the road to the south. Further investigation would be required to determine whether it is suitable for intensification. The site is far from any settlement and is not in a sustainable location for development. The site is unsuitable for allocation due to unsustainable location.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site may require remediation, and the land could be contaminated which would result in increased costs.	Not Deliverable / Developable	0	

Weston-sub-Edge



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R35A	Hiatts Farm (North)	Aston Subedge	0.48	Brownfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Grade 2 Listed Buildings - Conservation area (70.23%) The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from B4035. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Potentially Deliverable / Developable	13	
R35B	Hiatts Farm (South)	Aston Subedge	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation area - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) Site is partially within / contains: - Grade 2 Listed Buildings The site is a in a sensitive location within the Cotswolds National Landscape. There is existing access onto the site from B4035. Investigation may be required to determine whether the access is suitable for residential intensification.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.							
R360	Land between Middle Farm and Ryknild Street	Weston Subedge	11.19	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Flood Zone 2 (5.48%) - Flood Zone 3 (24.36%) The site is a greenfield site to the southwest of Weston Subedge. The site is in a sensitive location within the Cotswolds National Landscape. The site is adjacent to a Scheduled Monument, and any heritage impacts would need to be mitigated. The site lies partly within Flood Zone 2 and Flood Zone 3, and some flood risk mitigation would be necessary. Development of the site may result in the loss of best and most versatile agricultural land. There is some natural screening from dense vegetation along the northern boundary. There is a small existing agricultural access onto the site from the western boundary. Further investigation is required to determine whether the access is suitable for	Potentially available	Unable to confirm availability with landowner	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	215	

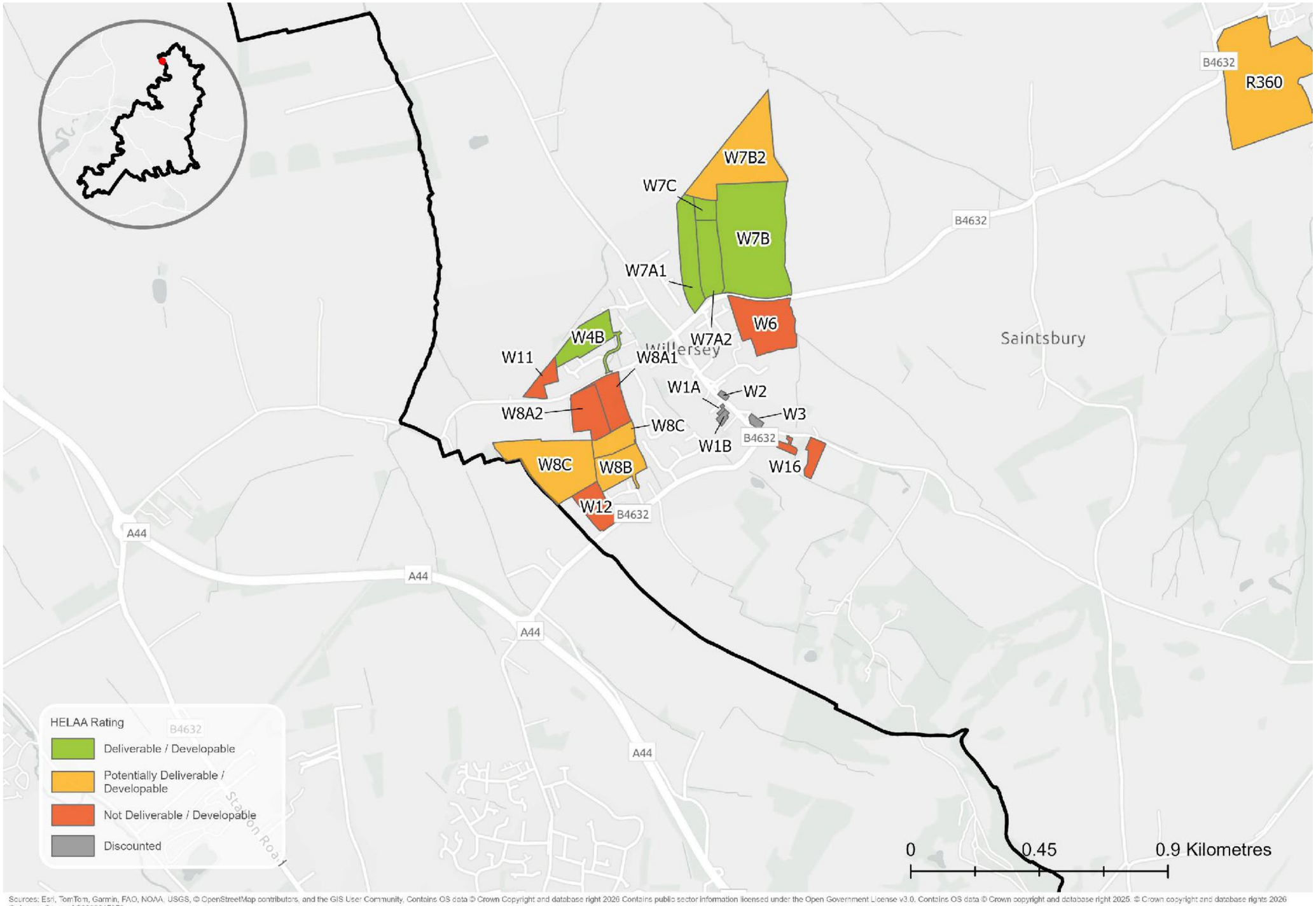
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							intensification subject to upgrades. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.							
R477	Land west of Dover's View	Weston Subedge	0.60	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area Site is partly within / contains: - Flood Zone 2 (0.87%) - Flood Zone 3 (6.32%) The site is a greenfield site in Weston Subedge. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site. Creation of access may require the demolition of part of a stone wall, which would be detrimental to the Conservation Area.	Potentially available	Site is submitted through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to lack of suitable access, and likely harmful impacts on the National Landscape and Conservation Area.							
R523	Pond House and Gardens, Lowerfields	Saintbury	1.50	–	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding Site is partly within / contains: - Gas Pipeline Buffer - 2 Feder Churchover / Wormington (3%) The site is a greenfield site in Weston Subedge. The site is in a sensitive location within the Cotswolds National Landscape and a Conservation Area. The site is also within the setting of some Listed Buildings. Any heritage impacts would need to be mitigated. Development of the site may result in loss of best and most versatile agricultural land. There is no existing vehicular access onto the site. Creation of access may require the demolition of part of a stone wall, which would be detrimental to the Conservation Area.	Potentially available	Site is submitted by the landowner through the Call for Sites 2016. Availability has not been confirmed since	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is unsuitable for development due to lack of suitable access, and likely harmful impacts on the National Landscape and Conservation Area.							
R568	Field east of junction of B4632 and B4035	Weston Subedge	2.23	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site is a greenfield site to the north of Aston Subedge. The site is in a sensitive location within the Cotswolds National Landscape. Development of the site may result in loss of best and most versatile agricultural land. The site is within the setting of the Conservation Area and Listed Buildings. Any heritage impacts would need to be mitigated. There is a small existing agricultural access onto the site from the west. Further investigation is required to determine whether this access is suitable for intensification. The site is potentially suitable for development, subject to suitable access and consideration of other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	61	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R569	Field north of junction of B4632 and Poden Lane	Aston Subedge	1.28	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is adjacent to the settlement and is primarily a agricultural site. There is existing access onto the site from Poden Lane. Investigation may be required to determine whether access can be created for residential development. The site is potentially suitable for development subject to suitable access and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	35	
R570	Field south of junction of B4632 and B4035	Aston Subedge	3.62	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Areas susceptible to groundwater flooding (Superficial Deposits Flooding) The site is a in a sensitive location within the Cotswolds National Landscape. The site is primarily in agricultural use with some residential uses. There is existing access onto the site from B4035. Investigation may be required to determine whether the access is suitable for residential intensification. The site is potentially suitable for development subject to suitable access, consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	99	

Willersey



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
W4B	Land between Colin Lane and future Heritage Railway	Willersey	1.82	Greenfield	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement of Willersey, outside the National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. The site is bordered by a heritage railway line which provides a defensible boundary to the north should the site is developed. The site is suitable for development subject to mitigation of the identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Deliverable / Developable	40	
W6	Field east of Willersey and south of B4632	Willersey	3.47	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. The site is unsuitable due to landscape sensitivity.	Potentially available	Site is submitted by the landowner through Call for Sites 2013. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	
W7A1	Land north of B4632 and east of employment estate (Site A)	Willersey	2.42	Greenfield	Housing / employment	Suitable	The site has full planning permission (22/03534/FUL) for residential development and is not yet fully built out. The site is considered deliverable within 0-5 years.	Available	The site has full planning permission (22/03534/FUL) for residential development and is not yet	Achievable	The site has full planning permission (22/03534/FUL) for residential development and is not yet	Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
									fully built out. The site is considered deliverable within 0-5 years.		fully built out. The site is considered deliverable within 0-5 years.			
W7A2	Land north of B4632 and east of employment estate (Site B)	Willersey	2.00	Mix	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is a greenfield site to the north of Willersey. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an application on this site and W7C (ref: 25/02687/FUL) for a residential development comprising 60 dwellings. The site has resolution to grant permission. The site is adjacent to an employment site, and is well screened from the south by dense vegetation along the road boundary. There is a small existing agricultural access from the south, which is likely suitable for intensification subject to upgrades. The site is suitable for development.	Available	Availability confirmed with landowner by email in 2024	Achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high price point area. The site has resolution to grant permission.	Deliverable / Developable	49	
W7B	Land east of Willersey between B4632 and Gloucestershire Warwickshire Railway	Willersey	9.25	Greenfield	Housing / employment	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site comprises a greenfield site to the north of Willersey. The site is adjacent	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively	Achievable	Site is a viable residential typology constituting greenfield development	Deliverable / Developable	254	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							to the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. The site has existing access from the southwest. The adjacent site has a pending application with the same access point. The site has permission for the development of 30 dwellings (ref: 25/02983/OUT). The site is suitable for development.		promoted for development		in a high price point area.			
W7B2	Land to the north of B4632	Willersey	5.51	Greenfield		Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is a greenfield site to the north of Willersey. Development of the site may result in the loss of best and most versatile agricultural land. Developed in isolation, the site would be remote from any main settlement. There is no existing access to the site, though this could be provided through the W7A2 and W7C to the south. There is a pending application for residential development on W7A2. The site is potentially suitable for development subject to suitable access and consideration of other identified constraints.	Potentially available	Site last confirmed as available in 2020. Availability not confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	151	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
W7C	Land north of B4632 and east of employment estate (Site C)	Willersey	0.55	Greenfield	Housing	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is a greenfield site to the north of Willersey. Development of the site may result in the loss of best and most versatile agricultural land. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-Low' landscape sensitivity. There is an application on this site and W7A2 (ref: 25/02687/FUL) for a residential development comprising 60 dwellings. The site has resolution to grant permission. The site is adjacent to an employment site, and is well screened from the south by dense vegetation along the road boundary. There is a small existing agricultural access to W7A2, which is likely suitable for intensification subject to upgrades. The site is suitable for development.	Available	Availability confirmed with landowner by email in 2024	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site has resolution to grant permission.	Deliverable / Developable	13	
W8A1	Land to the south of Collin Lane	Willersey	1.51	Greenfield		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a greenfield site to the west of Willersey. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. An application for up to 71 dwellings (ref: 14/04854/OUT) was refused as it did not meet the exception for major development in the National Landscape. There is no existing access to the site, though this could likely be created from the northern boundary. The site is unsuitable due to landscape sensitivity.							
W8A2	Land to the south of Collin Lane	Willersey	1.79	Greenfield		Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land The site is a greenfield site to the west of Willersey. The site is in a sensitive location within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. Development of the site may result in the loss of best and most versatile agricultural land. An application for up to 71 dwellings (ref: 14/04854/OUT) was refused as it did not meet the exception for major	Available	Site last confirmed as available in 2022.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

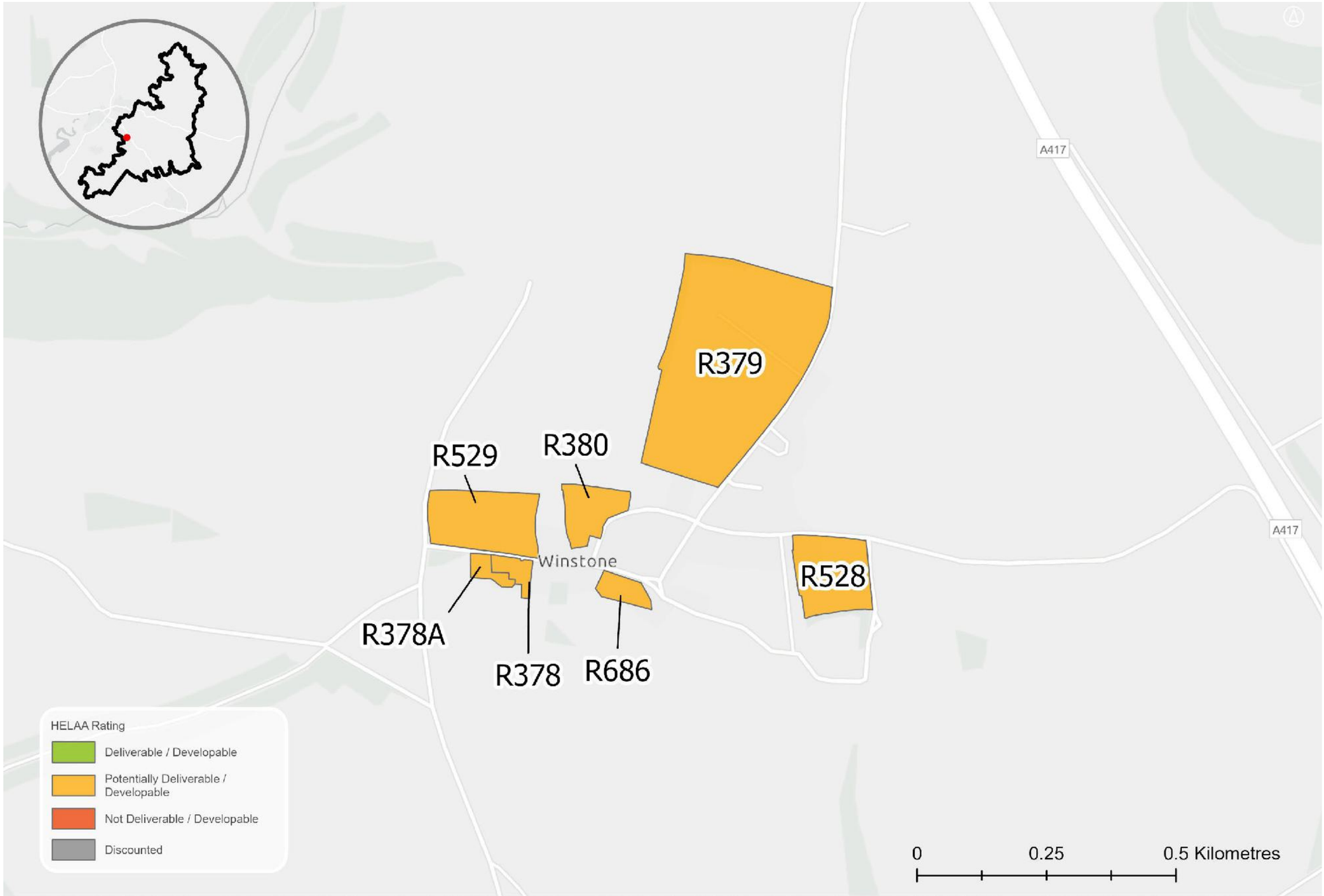
HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							development in the National Landscape. There is an existing agricultural access to the site from the northwest, which is likely suitable for intensification subject to some upgrades. The site is unsuitable due to landscape sensitivity.							
W8B	Land west of Field Close & north of B4632	Willersey	1.85	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. There is access to the site via a safeguarded road link to a recent development. The site has planning permission for 30 dwellings (ref: 25/02983/OUT) The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape.	Available	Site is submitted by the landowner through recent Call for Sties (2023) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	50	
W8C	Land south of Collin Lane	Willersey	4.92	–	Housing	Potentially suitable	National Landscape - High sensitivity Site is wholly within / contains: • Cotswolds National Landscape • Grade 3 Agricultural Land Site is partially in/contains:	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a potentially viable residential typology constituting development of previously developed land in a high	Potentially Deliverable / Developable	135	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							- Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding (48% Overlap) The site comprises greenfield adjacent to the settlement of Oddington. It lies within a sensitive location in the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium-High' landscape sensitivity. There is no direct access to the site unless other parcels are developed first. The site is unsuitable due to landscape sensitivity.				price point area.			
W11	Land between substation and future railway line, Colin Lane	Willersey	0.72	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Areas Susceptible to Groundwater Flooding - Superficial Deposits Flooding The site comprises greenfield adjacent to the settlement of Willersey, outside the National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'Medium' landscape sensitivity. The site is adjacent to a small electrical substation and crossed by existing energy infrastructure. The site does not currently have access to the road network and will need to be developed comprehensively with Site W4B.	Unavailable	Confirmed as unavailable	Potentially achievable	Site is a potentially viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the presence of significant utilities infrastructure on-site, which will reduce the overall developable area.	Not Deliverable / Developable	17	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							The site is potentially suitable for development subject to mitigation of the identified constraints.							
W12	North side of Broadway Road	Willersey	1.39	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Cotswolds National Landscape The site comprises greenfield adjacent to the settlement of Willersey. The site is within the Cotswolds National Landscape. The site is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It is adjacent to a small electrical substation which would require buffering, making the developable area considerably smaller and less feasible. The site is unsuitable due to landscape sensitivity.	Potentially available	Site submitted by the landowner in Call for Sites 2020. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
W16	Land south of Campden Lane and east of Broadway Road	Willersey	0.77	Greenfield	Housing	Unsuitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land Site is partly within / contains: - Conservation Area (17.01%) The site is a greenfield site to the southeast of Willersey. The site is in a sensitive location within the Cotswolds National Landscape. It is assessed in the Study of Land Surrounding Key Settlements (2026) to have 'High' landscape sensitivity. It is partly within the Conservation Area and the rest of the site forms part of the rural setting of the Conservation Area. It is also within the setting of Listed Buildings. The southeastern part of the site consists of traditional orchards. There is existing vehicular access to the western part of the site, which is likely suitable for intensification. The site is unsuitable for development due to landscape sensitivity and impact on heritage assets.	Available	Site is submitted by the landowner through recent Call for Sites (2023) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable / Developable	0	

Winstone



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HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R378	Land at Gaskills Farm House and Townsend Farm, Jackbarrow Road	Winstone	0.35	Mix	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Areas - KEMBLE The site consists of a mix of greenfield and brownfield land located at the edge of Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include cost associated with the potential demolition or conversion of existing structures.	Potentially Deliverable / Developable	10	
R378A	Land at Gaskills Farm House and Townsend Farm, Jackbarrow Road	Winstone	0.28	Mix	Mixed use	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Areas - KEMBLE Site is partially within / contains: - Gas Pipeline Buffer - 14 Feeder Wormington / Pucklechurch (26% Overlap) The site consists of a mix of greenfield and brownfield land located at the edge of Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Unable to confirm availability with landowner	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include cost associated with the potential demolition or conversion of existing structures. Overall developable area may be reduced subject to further	Potentially Deliverable / Developable	8	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
											utilities investigation.			
R379	Land at Pike Road	Winstone	10.54	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater The site consists of greenfield land opposite but outside of the settlement of Winstone. The site lies in a sensitive location within the Cotswolds National Landscape. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	289	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R380	Land to the rear of Ivy Croft, Jackbarrow Road	Winstone	1.06	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area Site is partially within / contains: - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater (43% Overlap) The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Potentially available	Site is submitted through Call for Sites 2008. Availability has not been confirmed since.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	29	
R528	Land adjacent to Manor Farm, Notch Road, GL7 7JU	Winstone	2.04	Greenfield	Mixed use	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Areas Susceptible to Groundwater Flooding - Flood Type - Clearwater Site is partially within / contains: - Airfield Safeguard Area - KEMBLE (98% Overlap) - Gas Pipeline Buffer - 14 Feeder Wormington / Pucklechurch (53% Overlap) The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	56	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
							impacts on the Cotswolds National Landscape and other identified constraints.							
R529	Land opposite Townsend Yard, Jackbarrow Road, GL7 7JZ	Winstone	2.37	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area Site is partially within / contains: - Airfield Safeguard Area - KEMBLE (3% Overlap) - Gas Pipeline Buffer - 14 Feeder Wormington / Pucklechurch (53% Overlap) The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Potentially achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Overall developable area may be reduced subject to further utilities investigation.	Potentially Deliverable / Developable	65	

HELAA Reference	Site Address	Settlement	Site Area (Ha)	Site Type (Brownfield / Greenfield / Mix)	Proposed Land Use	Suitable	Site Commentary: suitability	Available	Site Commentary: availability	Achievable	Site Commentary: achievability	Rating	Residential capacity (dwellings)	Employment capacity (sqm)
R686	Little Field, Winstone	Winstone	0.46	Greenfield	Housing	Potentially suitable	Site is wholly within / contains: - Cotswolds National Landscape - Grade 3 Agricultural Land - Conservation Area - Airfield Safeguard Areas - KEMBLE The site consists greenfield land located in Winstone. The site lies in a sensitive location within the Cotswolds National Landscape and is adjacent to the Winstone Conservation Area. The site is potentially suitable for development, subject to consideration of the significance of landscape impacts on the Cotswolds National Landscape and other identified constraints.	Available	Site is submitted by the landowner through recent Call for Sites (2025) and actively promoted for development	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable / Developable	13	

Appendix 3: Schedule of Actions Required to Overcome Common Constraints

Constraint	Actions required to overcome constraints
Flood Zone 2 or 3a	The site will be required to undergo the Sequential Test and the Exception Test in line with paragraphs 172 to 179 of the NPPF.
Source Protection Zone	Consult with the Environment Agency to ensure that the proposed development will not cause any contamination to groundwater.
Waste water treatment facility buffer zone	The developer will need to consult the local sewerage undertaker (e.g. Thames Water, Severn Trent or Wessex Water) to establish whether the proposed development is affected by the Odour Consultation Zone of the sewage treatment facility.
Noise or odour issue	An odour or noise impact assessment may be required, which will require further investigation and could require an Odour or Noise Impact Assessment.
Potential wastewater treatment infrastructure capacity issues	Developers may be required to demonstrate that there is adequate sewerage infrastructure capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing sewerage infrastructure. Developers are advised to consult their local sewerage undertaker from the outset of their development designs.
Filled quarry or landfill buffer zone or any potential contamination issues	A 'Phase 1 Study' (desktop study and site reconnaissance) should be submitted with a planning application. Depending on the findings of the Phase 1 Study, there may be a need for a more intrusive 'Phase 2 Study'.
Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.	NPPF paragraph 187 states that Planning policies should enhance the natural environment " . . . including the economic and other benefits of the best and most versatile agricultural land . . .". Footnote 65 states "where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.". DEFRA provides information on land use classification. For some sites, detailed survey work

Constraint	Actions required to overcome constraints
	has been undertaken that marks out the exact areas of best and most versatile agricultural land. For sites in active or non-active agricultural use where a detailed survey of best and most versatile agricultural land has not been carried out, a ground survey will be required to establish whether the land is best and most versatile agricultural land.
Heritage assets and their setting including Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields, Conservation Areas and non-designated heritage assets.	Liaise with Cotswold District Council Natural, Built and Historic Environment Team and Gloucestershire County Council Heritage Gateway to determine the evidence/assessment required to inform key design principles and ensure the conservation (protection and enhancement) of affected heritage assets and their setting. There may also be a requirement to liaise with Historic England. Within Scheduled Monuments there is a presumption that development that further damages archaeological deposits would not be appropriate.
Archaeology issues	Assessment and evaluation may be required prior to the determination of any planning application (where this has not already been carried out), to include an assessment of the impact of the development on the significance of any heritage assets and their settings. Contact Gloucestershire County Council for details of their Historic Environment Record.
Habitats Regulations Assessment Screening	In line with the precautionary approach applied by the Habitats Regulations Assessment Screening Report, several settlements have been identified where development could have an impact on European designated wildlife sites. Until significant effects can be ruled out, any development within the following settlements must undergo Habitats Regulations Assessment Screening: Andoversford; Blockley; Cirencester; Fairford; Kemble; Lechlade-on-Thames; Mickleton; Siddington; South Cerney; Tetbury; and Willersey.
Ecology issues	Ecological assessment required
Consultation Zone for an Airport	Consult the Civil Aviation Authority at the earliest stage of the planning application process.

Constraint	Actions required to overcome constraints
Consultation Area for the Minerals Local Plan, the Gloucestershire Waste Local Plan and the emerging Minerals and Waste Development Scheme	Consult the Gloucestershire County Council Minerals and Waste Policy Team at the earliest stage of the planning application process.