

COTSWOLD DISTRICT COUNCIL – INFRASTRUCTURE COSTS ADDENDUM TO FINANCIAL VIABILITY ASSESSMENT

1. Introduction

- 1.1. This note considers the ability of strategic sites allocated in Cotswold District Council's ('the Council') emerging Local Plan to absorb the requirements identified in the Infrastructure Delivery Plan ('IDP'). It should be read in conjunction with the Local Plan Viability Study (July 2026), which details the typologies and assumptions that we used to test policies in the Council's emerging Local Plan, as summarised in Table 1.1.

Table 1.1.1: Strategic sites and typologies used for testing purposes

Strategic Sites	No of units	Closest typology	Units in typology
Cirencester: Steadings southern extension	1,364	CDC-RES-34	1,300
Cirencester: Land south east of Cirencester and south of Preston	1,368	CDC-RES-34	1,300
Cirencester: Land east of Kingshill Lane	613	CDC-RES-28	500
Siddington: Land south west of Siddington	372	CDC-RES-26	400
Down Ampney: Land surrounding Down Ampney	1,658	CDC-RES-35	2,000
Driffield: Land south of Driffield	2,222	CDC-RES-35	2,000
Fairford: Land north-east of Fairford	1,141	CDC-RES-32	1,000
Kemble: Land south-west of Kemble	1,020	CDC-RES-32	1,000
Mickleton - Strategic - Land North and west of Mickleton	1,238	CDC-RES-34	1,300
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	CDC-RES-35	2,000
Total units	13,211		12,800

2. Infrastructure requirements identified by the IDP

- 2.1. The IDP identifies a range of infrastructure requirements in a number of categories. The first is site-specific infrastructure (such as schools); the second is infrastructure that supports a group of sites, such as boosting utilities capacity or putting flood mitigation in place; and the third is highways interventions which are associated with more than one site.
- 2.2. The total requirements falling to strategic sites in the three categories above are as follows:

- On-site infrastructure: £273.69 million
- Sub-area infrastructure: £4.40 million
- Sub-area highways interventions: £37.84 million

When considered in aggregate, the infrastructure requirements range from £18,453 to £40,929 per dwelling.

3. Potential funding generated by the typologies

- 3.1. As noted in the Local Plan Viability Study, the appraisals incorporate CIL and Section 106 obligations, both of which could be used (in principle) to fund infrastructure costs identified by the IDP. The Council expects to review its CIL Charging Schedule prior to the adoption of the emerging Local Plan and it expects to set nil rates for strategic sites, as they are providing infrastructure on site. In our calculations, the column headed CIL will simply be additional surplus residual land value.
- 3.2. We have identified the residual land value generated by each typology and deducted the relevant benchmark land value to identify any 'surplus' residual value that could be used to fund infrastructure.
- 3.3. The total funding that each typology would be able to make available for infrastructure is therefore the total of (a) surplus residual land value, (b) CIL included in the appraisals and (c) Section 106 financial contributions included in the appraisals.
- 3.4. These outputs are summarised in Table 3.4.1 and Table 3.4.2 (which shows the data in Table 3.4.1 on a per unit basis).

Table 3.4.1: Funding available for infrastructure

Site	Residential units	Closest typology	Units in typology	RLV	BLV	Surplus RLV	CIL (see para 3.1)	S106	Total resources generated
Cirencester: Steadings southern extension	1,364	CDC-RES-34	1,300	£31,154,605	£15,289,300	£15,865,305	£6,624,517	£9,880,000	£32,369,822
Cirencester: Land south east of Cirencester and south of Preston	1,368	CDC-RES-34	1,300	£31,154,605	£15,289,300	£15,865,305	£6,624,517	£9,880,000	£32,369,822
Cirencester: Land east of Kingshill Lane	613	CDC-RES-28	500	£16,878,257	£5,040,816	£11,837,441	£2,547,891	£3,800,000	£18,185,332
Siddington: Land south west of Siddington	372	CDC-RES-26	400	£13,502,606	£3,763,810	£9,738,796	£2,038,313	£3,040,000	£14,817,109
Down Ampney: Land surrounding Down Ampney	1,658	CDC-RES-35	2,000	£43,311,623	£23,523,810	£19,787,813	£6,624,517	£9,880,000	£36,292,330

Site	Residential units	Closest typology	Units in typology	RLV	BLV	Surplus RLV	CIL (see para 3.1)	S106	Total resources generated
Driffield: Land south of Driffield	2,222	CDC-RES-35	2,000	£43,311,623	£23,523,810	£19,787,813	£6,624,517	£9,880,000	£36,292,330
Fairford: Land north-east of Fairford	1,141	CDC-RES-32	1,000	£19,323,821	£11,761,905	£7,561,916	£5,095,782	£7,600,000	£20,257,698
Kemble: Land south-west of Kemble	1,020	CDC-RES-32	1,000	£26,152,199	£11,761,905	£14,390,295	£5,095,782	£7,600,000	£27,086,077
Mickleton - Strategic - Land North and west of Mickleton	1,238	CDC-RES-34	1,300	£39,252,461	£15,289,300	£23,963,161	£6,624,517	£9,880,000	£40,467,679
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	CDC-RES-35	2,000	£47,160,189	£23,523,810	£23,636,379	£10,191,565	£15,200,000	£49,027,944
	13,211		12,800	£311,201,990	£148,767,766	£162,434,224	£58,091,920	£86,640,000	£307,166,144

Table 3.4.2: Funding available for infrastructure per unit

Site	Residential units	Closest typology	Units in typology	RLV per unit	BLV per unit	Surplus RLV per unit	CIL per unit (see para 3.1)	S106 per unit	Total resources generated per unit
Cirencester: Steadings southern extension	1,364	CDC-RES-34	1,300	£23,965	£11,761	£12,204	£5,096	£7,600	£24,900
Cirencester: Land south east of Cirencester and south of Preston	1,368	CDC-RES-34	1,300	£23,965	£11,761	£12,204	£5,096	£7,600	£24,900
Cirencester: Land east of Kingshill Lane	613	CDC-RES-28	500	£33,757	£10,082	£23,675	£5,096	£7,600	£36,371
Siddington: Land south west of Siddington	372	CDC-RES-26	400	£33,757	£9,410	£24,347	£5,096	£7,600	£37,043
Down Ampney: Land surrounding Down Ampney	1,658	CDC-RES-35	2,000	£21,656	£11,762	£9,894	£3,312	£4,940	£18,146
Driffield: Land south of Driffield	2,222	CDC-RES-35	2,000	£21,656	£11,762	£9,894	£3,312	£4,940	£18,146
Fairford: Land north-east of Fairford	1,141	CDC-RES-32	1,000	£19,324	£11,762	£7,562	£5,096	£7,600	£20,258

Site	Residential units	Closest typology	Units in typology	RLV per unit	BLV per unit	Surplus RLV per unit	CIL per unit (see para 3.1)	S106 per unit	Total resources generated per unit
Kemble: Land south-west of Kemble	1,020	CDC-RES-32	1,000	£26,152	£11,762	£14,390	£5,096	£7,600	£27,086
Mickleton - Strategic - Land North and west of Mickleton	1,238	CDC-RES-34	1,300	£30,194	£11,761	£18,433	£5,096	£7,600	£31,129
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	CDC-RES-35	2,000	£23,580	£11,762	£11,818	£5,096	£7,600	£24,514
	13,211		12,800	£24,313	£11,622	£12,690	£4,538	£6,769	£23,997

4. Conclusions

- 4.1. Table 4.1.1 below draws together the total resources generated by the typologies on a per unit basis and compares this to the total infrastructure requirement, again per unit. As can be noted, there is an even split between the sites that can fund all the infrastructure requirement at the present time and those that cannot fund 100% of the requirement. It is likely that these funding gaps could be closed relatively easily by increasing values over the course of the development or by re-profiling of the timing of infrastructure payments or timing of provision.

Table 4.1.1: Summary of capacity and infrastructure requirements per unit

Site	Residential units	Units in typology	Closest typology	Infra requirement per unit	Total resources generated
Cirencester: Steadings southern extension	1,364	1,300	CDC-RES-34	£20,039	£24,900
Cirencester: Land south east of Cirencester and south of Preston	1,368	1,300	CDC-RES-34	£25,746	£24,900
Cirencester: Land east of Kingshill Lane	613	500	CDC-RES-28	£22,190	£36,371
Siddington: Land south west of Siddington	372	400	CDC-RES-26	£18,453	£37,043
Down Ampney: Land surrounding Down Ampney	1,658	2,000	CDC-RES-35	£29,020	£18,146
Driffield: Land south of Driffield	2,222	2,000	CDC-RES-35	£27,520	£18,146
Fairford: Land north-east of Fairford	1,141	1,000	CDC-RES-32	£27,639	£20,258
Kemble: Land south-west of Kemble	1,020	1,000	CDC-RES-32	£24,395	£27,086
Mickleton - Strategic - Land North and west of Mickleton	1,238	1,300	CDC-RES-34	£22,385	£31,129

Site	Residential units	Units in typology	Closest typology	Infra requirement per unit	Total resources generated
Moreton-in-Marsh: Land north, east and south of Moreton-in-Marsh	2,217	2,000	CDC-RES-35	£40,929	£24,514
	13,211	£27,789			£23,997

- 4.2. It should also be borne in mind that our appraisals do not include any affordable housing grant funding which may be made available, nor have we included any funding from other sources that may be made available to developments. Section 5 of the IDP points to other sources of funding that may be deployed, including funding streams from private sector organisations including UKPN, Thames Water and digital service providers, as well as public sector organisations including the NHS. It is unusual for all sites in a Local Plan to be able to absorb the entire identified infrastructure requirement at the outset, so our findings for CDC are consistent with other areas.

Quintic Advisory
27 July 2026